



## 2136 22 Avenue Calgary Alberta

\$798,800

Nestled on a quiet, tree-lined street in the trendy Richmond neighborhood of Calgary, this charming 3-bedroom bungalow is a true gem! Perfectly positioned just minutes from Crowchild Trail and a short walk to the vibrant shops and cafes along 17th Avenue, this property offers a prime location with incredible potential. Whether you're an investor, renovator, or someone looking for a home filled with character and charm, this property checks all the boxes. With its R-CG zoning, large 50 x 110 lot, and expansive backyard, the possibilities are endless! Three good-sized bedrooms provide plenty of space for family, guests, or a home office. Whether you're looking to renovate the existing home, rebuild a new modern house, or a duplex the possibilities are wide open. Step outside to a fully-fenced backyard—ideal for hosting summer BBQs, gardening, or creating your private oasis. This property is ideal for those seeking a charming home in one of Calgary's most sought-after neighborhoods with exceptional potential for future growth. Don't wait—homes like this in Richmond are hard to come by! (id:6769)

3pc Bathroom .00 M x .00 M

Recreational, Games room 18.50 M x 12.75 M

Bedroom 11.25 M x 12.83 M

Laundry room 8.67 M x 10.42 M

Bedroom 9.42 M x 9.50 M

4pc Bathroom .00 M x .00 M

Bedroom 9.42 M x 11.25 M

Primary Bedroom 11.50 M x 11.25 M

Living room 10.08 M x 14.00 M

Other 8.50 M x 13.92 M

Kitchen 11.33 M x 11.42 M

Listing Presented By:



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