# \$1,099,900 - 223 22 Avenue Ne, Calgary

MLS® #A2202387

## \$1,099,900

3 Bedroom, 1.00 Bathroom, 1,388 sqft Residential on 0.18 Acres

Tuxedo Park, Calgary, Alberta

Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities and features a desirable south-facing backyard. Clean title and (non-compliant) RPR available. While there is no access to the house, you are welcome to walk the property. Oversized lots like this are a rare findâ€"don't miss this exceptional investment opportunity!



#### **Essential Information**

MLS® # A2202387 Price \$1,099,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,388
Acres 0.18
Year Built 1947

Type Residential Sub-Type Detached

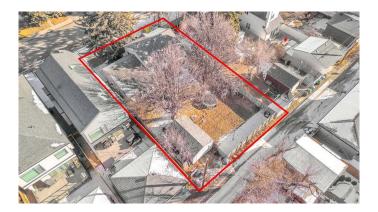
Style Bungalow

Status Active

## **Community Information**







Address 223 22 Avenue Ne

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 1T6

## **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

## Interior

Interior Features No Animal Home

Appliances None

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Front Yard, Lawn, Level, Many Trees, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed March 14th, 2025

Days on Market 27

Zoning R-CG

# **Listing Details**

Listing Office 2% Realty

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