



1101 22 Avenue NW
Calgary, Alberta

MLS # A2299077



\$650,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	805 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows		

Inclusions: -

Prime Inner-City Opportunity in Capitol Hills! Welcome to 1101 22 Ave NW, a fantastic opportunity for investors, builders, or buyers looking to secure a property in one of Calgary's most desirable inner-city communities. A 5,252 sq.ft. corner lot can comfortably support a Semi-detached development configuration. Situated on a well-located south facing corner lot in Capitol Hills, this property offers exceptional potential for redevelopment, renovation, or holding. Surrounded by established homes, the location provides the perfect balance of urban convenience and neighborhood charm. Enjoy quick access to: Downtown Calgary, SAIT & University of Calgary, Transit routes & major roadways, Local shops, restaurants, and amenities. The property is being sold "as is, where is", presenting a great opportunity for those with vision to unlock its full potential. Whether you are looking to build your dream home, invest, or renovate, this is a rare chance to own in a high-demand inner-city location.