



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2119 22 Avenue SW
Calgary, Alberta

MLS # A2327894



\$912,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Concrete Driveway, Driveway, Garage Faces Front, Single		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	None		

Welcome to this exceptional opportunity in the highly sought-after community of Richmond! Situated on a spacious 50' x 110' lot with a sunny south-facing backyard on a quiet, tree-lined street, this beautifully fully renovated bungalow offers outstanding versatility for homeowners, investors, and developers alike. Whether you're searching for a move-in-ready home, a revenue-generating property with a legal basement suite, or a prime redevelopment opportunity, this property delivers on every level. The home has been extensively renovated with modern finishes and thoughtful updates throughout, creating a stylish and functional living space. The bright and inviting main floor features an open-concept layout designed to maximize both natural light and everyday comfort. The spacious living room flows seamlessly into the dining area. The beautifully appointed kitchen has been completely updated with sleek cabinetry offering abundant storage, stainless steel appliances, contemporary finishes, and clean modern lines. The main level is complete with two generously sized bedrooms, both featuring custom built-in storage solutions, along with a beautifully renovated 4-piece bathroom. Recessed lighting, updated millwork, and quality craftsmanship are present throughout. Adding tremendous value is the fully self-contained legal basement suite, making this an ideal mortgage helper or investment property. The lower suite features its own private entrance, spacious living room, full kitchen, large bedroom, 4-piece bathroom, and separate laundry facilities, providing complete independence for tenants or extended family. The main floor also benefits from its own dedicated laundry and an additional oversized storage room, offering convenience for both living spaces. The property has excellent income potential with approx \$2,500 per month for the upper suite and

\$1,500 for the legal basement suite. Outside, the fully fenced south-facing backyard is a private retreat featuring garden beds, patio space, and plenty of sunshine throughout the day. The detached single garage is complemented by an extended driveway, providing ample off-street parking for multiple vehicles. Numerous recent upgrades provide peace of mind, including a newer roof, windows, hot water tank, and a brand-new furnace. For builders and developers, this property presents an outstanding redevelopment opportunity. The elevated lot offers the potential for impressive downtown city views from future second-storey construction. Currently zoned to accommodate a single-family home or duplex, the lot offers exceptional long-term potential in one of Calgary's most established inner-city neighbourhoods. The location simply cannot be beat. It is just minutes from downtown Calgary, the vibrant shops, restaurants, and nightlife of 17th Ave, Mount Royal, U of C, Foothills Medical Centre, public transit, parks, and schools. Whether you're looking to live, invest, or build, this is a rare opportunity to secure a premium property!