



GRASSROOTS
REALTY GROUP

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2315 22 Avenue SW
Calgary, Alberta

MLS # A2352135

\$799,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	856 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Prime redevelopment opportunity in sought-after Richmond with new homes currently being built on the street! This property is positioned on a 50'x110' lot zoned RC-2 with flat south back yard & is located steps to a park & close to excellent schools, shopping, public transit & has easy access to 26th Avenue & Crowchild Trail. Don't miss the chance to redevelop or build your dream home in this exceptional location!