

Welcome Home To
2119 22 AVE SW

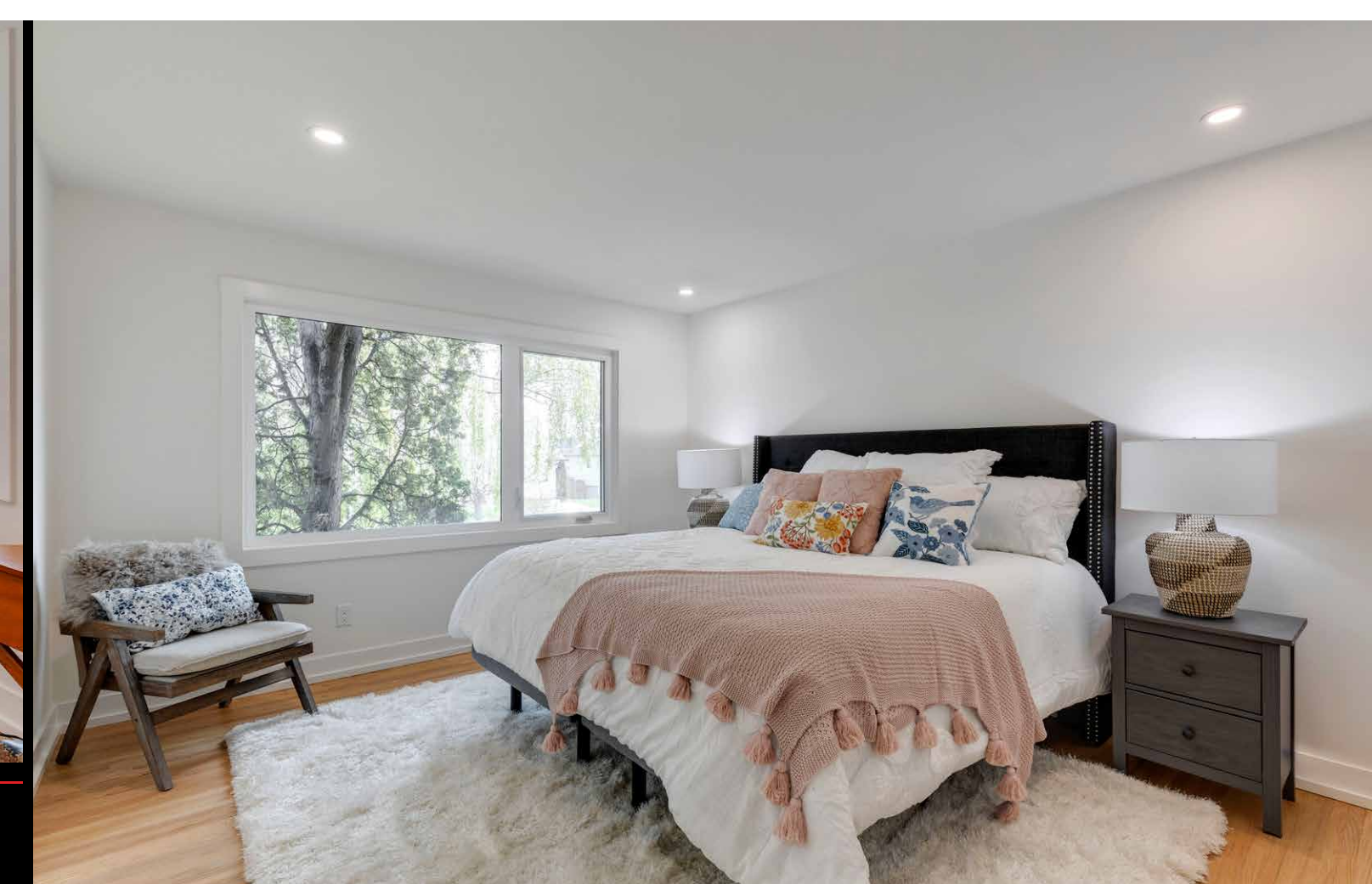
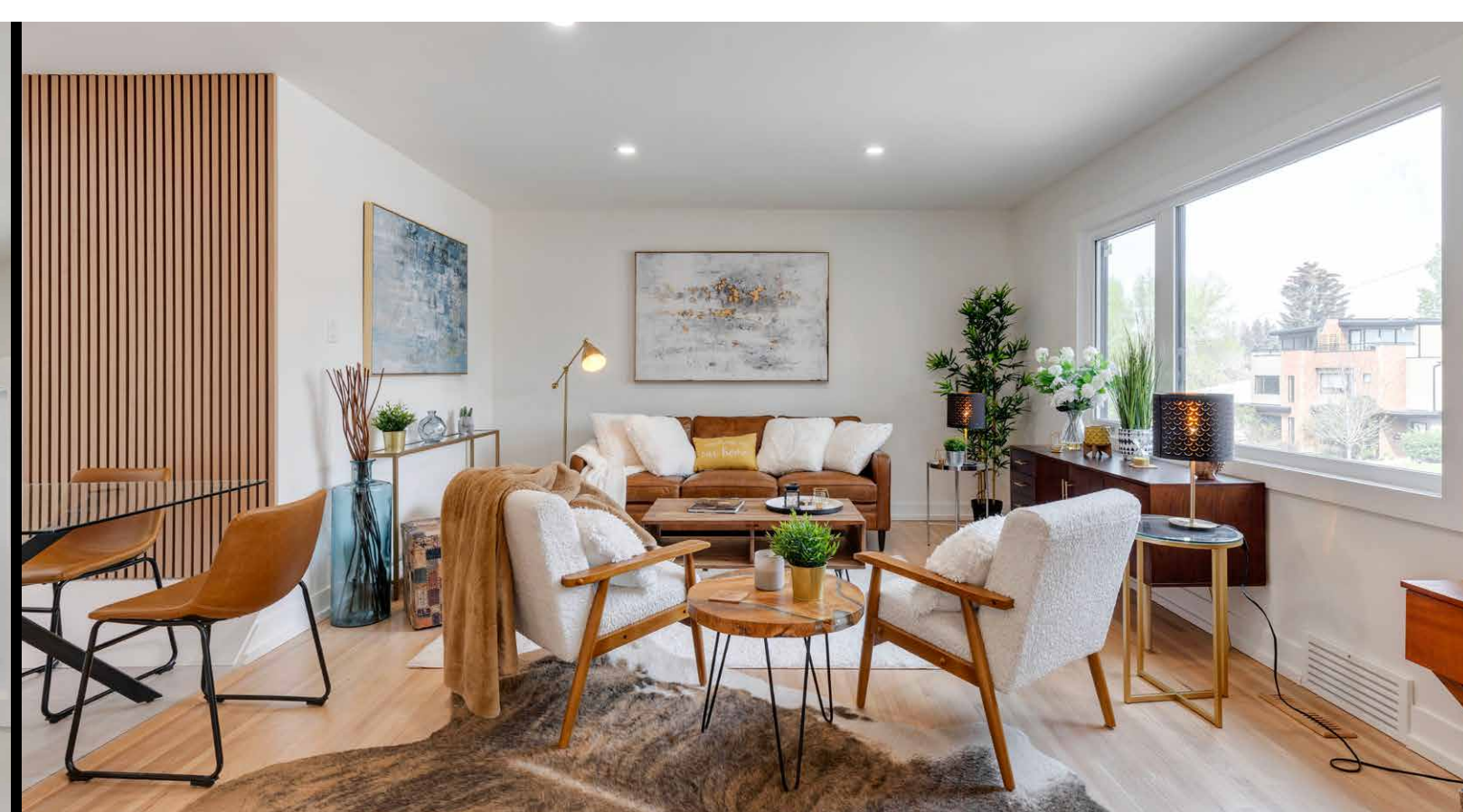


Chris Zaharko
 Associate

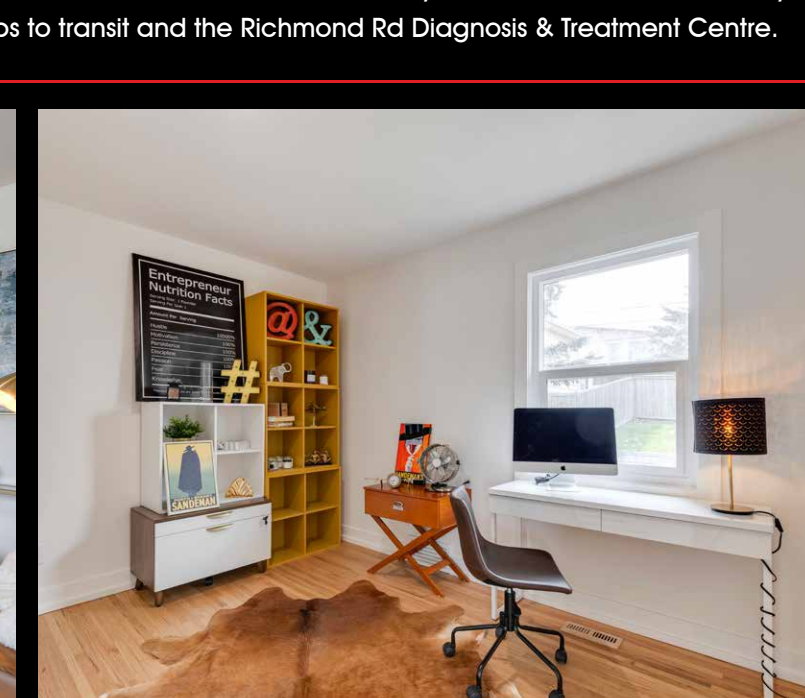
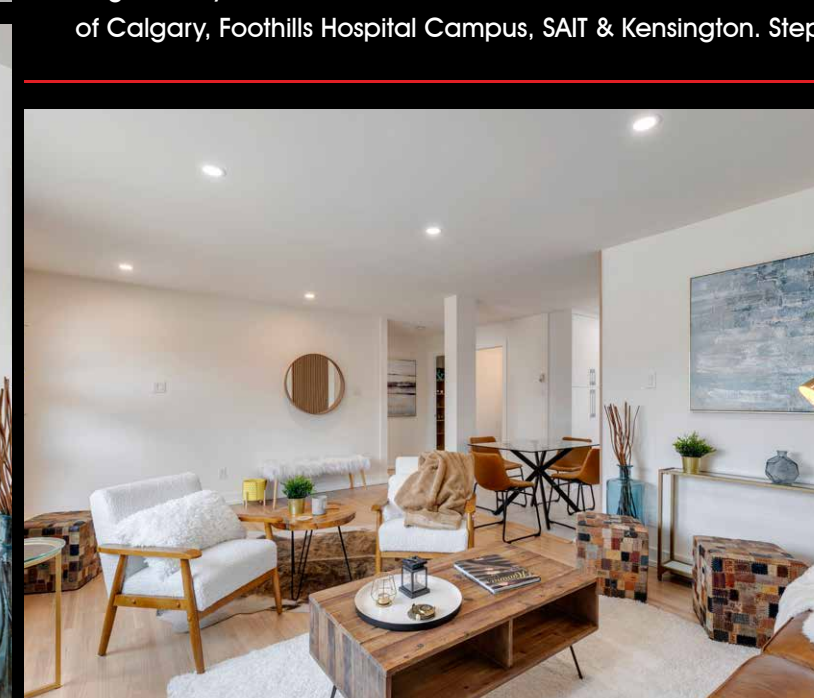
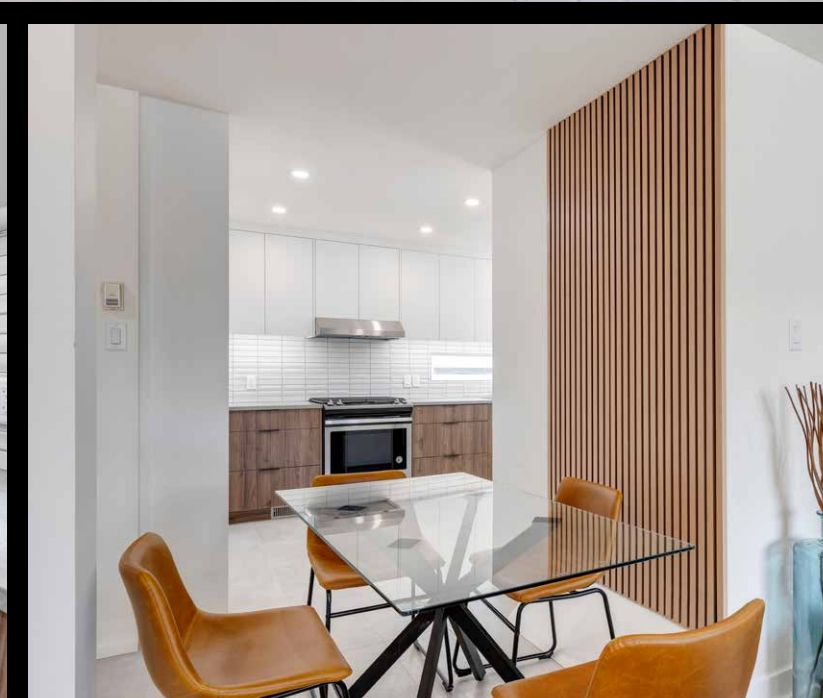
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Fantastic Investment or Development Opportunity! 50' lot with a bright south backyard located on a quiet street in sought after Richmond. This fully renovated bungalow would be suitable for a young family, working professional, generating income with the legal suite. The home could be ideal for redevelopment and a great holding/ investment opportunity. The main floor features 2 bedrooms with built in storage, 4 pc bath, large living area and dining area with feature wall. The brand new kitchen features tons of storage, clean lines and stainless steel appliances. Recessed lighting and new millwork throughout. The legal basement suite is complete with a large bedroom, 4 pc bath and its own laundry, kitchen and living area. There is large storage room and laundry area in the basement for the main floor unit. The south backyard is fully fenced with garden beds and patio. Single detached garage with long driveway to accommodate off street parking. New roof in the last 5 years, new hot water tank last year, and all new appliances. The property could generate \$2900 up and \$1500 down. The elevation of this lot allows for a new build to have great city views from the second and third storeys, and a reverse walkout . Currently zoned for duplex or single family. Quick access to all amenities. Walk to 17th Ave SW & Downtown. Close to Mount Royal, Downtown Core, University of Calgary, Foothills Hospital Campus, SAIT & Kensington. Steps to transit and the Richmond Rd Diagnosis & Treatment Centre.



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MLS:	A2050614
Year Built:	1951
Subdivision:	Richmond
Type:	House
Class:	Detached
Taxes:	\$3,932.00/2022
Size:	1,800 SqFt Finished Living Space

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