

\$850,000 - 1436 22 Avenue Nw, Calgary

MLS® #A2138345

\$850,000

3 Bedroom, 2.00 Bathroom, 672 sqft
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Attention all developers, this 50x120â€™™ has been officially approved for H-GO rezoning, which will allow for a 5 plus 5 development. Huge potential for an investor or builder looking to capitalize on the new zoning laws. Home is also functional for renting out with 3 bedrooms and 2 bathrooms.



Built in 1948

Essential Information

MLS® #	A2138345
Price	\$850,000
Sold Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	672
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1436 22 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 1P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	July 25th, 2024
Days on Market	51
Zoning	HGO
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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