



**5212 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2291205**



**\$800,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	601 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gentle Sloping, Lawn, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

RARE OPPORTUNITY IN SOUGHT-AFTER MONTGOMERY. Prime lot for builders and investors in the desirable community of Montgomery, offering unbelievable views of the river valley, downtown, the Bow River, and the mountains. Zoned R-CG and surrounded by new builds, this property presents an exceptional redevelopment opportunity in one of Calgary's most sought-after inner-city neighbourhoods. Ideally located with close proximity to downtown, Foothills Hospital, Alberta Children's Hospital, and the University of Calgary, while also being minutes from river pathways and a wide range of amenities. Enjoy quick and easy access west to the mountains, making this a truly outstanding location for future development.