



**1721 22 Street SW**  
**Calgary, Alberta**

**MLS # A2293279**



**\$1,099,900**

<b>Division:</b>	Scarboro/Sunalta West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Double Vanity, Jetted Tub, Storage		

**Inclusions:** None

**UNOBSTRUCTED DOWNTOWN VIEWS | 73 X 122 FT LOT | FRONTING GREEN SPACE | WEST BACKYARD** Panoramic skyline views define this exceptional development opportunity in the historic community of Scarboro, where a rare parcel captures uninterrupted vistas of Calgary's downtown skyline. Measuring 73 x 122 ft, the expansive lot offers outstanding potential to design and construct a custom residence or renovate the existing home while enjoying the balance of peaceful residential surroundings and immediate inner-city accessibility. Direct frontage onto a green space enhances the setting with a sense of openness and natural outlook rarely found this close to the core. Established streets lined with mature trees contribute lasting character and a welcoming neighbourhood atmosphere, while the west-facing backyard provides the perfect orientation to take in warm evening light and dramatic sunset views. Everyday convenience is supported by easy access to Sunalta School and Calgary Collegiate within walking distance, along with quick connections to downtown for commuting professionals. Outdoor recreation is close at hand with the Bow River pathway network nearby, while major commuter routes allow efficient travel across the city. Vibrant shops, cafes, and restaurants along 17th Avenue contribute to the area's dynamic lifestyle appeal, complemented by several nearby parks and off-leash areas that enhance the surrounding green space. Few properties present the chance to capture sweeping skyline views in such a distinguished location, making this an exceptional opportunity to create a home that reflects both the architectural character and enduring value that define Scarboro.