



**827 22 Avenue SE
Calgary, Alberta**

MLS # A2294952



\$725,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	1915 (111 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Soaking Tub		

Inclusions: Please note all appliances are "As Is"

Rare opportunity in sought-after Ramsay! This charming 1915 character home sits on a massive double-sized lot, offering exceptional potential for redevelopment, investment, or future infill projects in one of Calgary's most desirable inner-city communities. Proudly owned and meticulously cared for by the same owner for over 35 years, this property features a double detached garage and is located on a quiet, established street surrounded by a mix of character homes and new development. Enjoy unbeatable proximity to Downtown Calgary, the vibrant shops and restaurants of Inglewood, and scenic pathways along the Bow River. Whether you're a builder, investor, or buyer looking to secure a premium inner-city lot, this is an opportunity you don't want to miss.