



**1101 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2299077**



**\$729,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows		

**Inclusions:** -

Prime Inner-City Opportunity in Capitol Hills! Welcome to 1101 22 Ave NW, a fantastic opportunity for investors, builders, or buyers looking to secure a property in one of Calgary's most desirable inner-city communities. Situated on a well-located south facing corner lot in Capitol Hills, this property offers exceptional potential for redevelopment, renovation, or holding. Surrounded by established homes, the location provides the perfect balance of urban convenience and neighborhood charm. Enjoy quick access to: Downtown Calgary, SAIT & University of Calgary, Transit routes & major roadways, Local shops, restaurants, and amenities. The property is being sold "as is, where is", presenting a great opportunity for those with vision to unlock its full potential. Whether you are looking to build your dream home, invest, or renovate, this is a rare chance to own in a high-demand inner-city location.