



223 22 Avenue NE
Calgary, Alberta

MLS # A2151258



\$1,200,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	1947 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Front Yard, Lawn, Level, Many Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Developers!! A super rare 62.5' lot in the coveted inner-city neighbourhood of Tuxedo Park. Fantastic investment opportunity currently zoned R-C2. (pending city proposed blanket re-zoning). This rare, huge lot may be redeveloped in any number of ways; clean title and (non-compliant) RPR on order. No access to house itself, but you're welcome to walk the property. These giant lots don't come up often. Truly a once in a lifetime investment opportunity!