

2436 22 Street NW
Calgary, Alberta

MLS # A2210991



\$750,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,289 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This property, located in the highly sought-after NW Calgary area, presents a unique investment opportunity for builders and developers (15.2m * 36.54m) . This house is close to SAIT with lots of developments around it. Situated side by side with 2440 22st NW, both properties offer significant potential for redevelopment. Please note that the house at 2436 22st NW has encountered vandalism recently and is being sold for land value only. This is an excellent chance to capitalize on the land's prime location and create something new and valuable. Don't miss out on this rare opportunity to invest in Calgary's growing real estate market!