

# \$1,099,900 - 223 22 Avenue Ne, Calgary

MLS® #A2202387

**\$1,099,900**

3 Bedroom, 1.00 Bathroom, 1,388 sqft  
Residential on 0.18 Acres

Tuxedo Park, Calgary, Alberta

Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities and features a desirable south-facing backyard. Clean title and (non-compliant) RPR available. While there is no access to the house, you are welcome to walk the property. Oversized lots like this are a rare find—don't miss this exceptional investment opportunity!

Built in 1947

## Essential Information

MLS® #	A2202387
Price	\$1,099,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,388
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	223 22 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1T6

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	37
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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