

# \$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

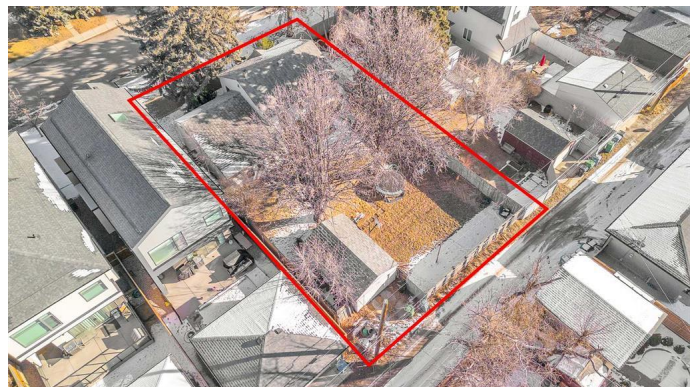
Developers & Investors! A rare opportunity to secure a massive 62.5' x 125' lot in the highly sought-after inner-city community of Tuxedo Park. Currently zoned R-C2, with potential for increased density pending the city's proposed blanket re-zoning. This expansive lot offers endless redevelopment possibilities 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	29
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.