

4908 22 Avenue NW
Calgary, Alberta

MLS # A2234265



\$550,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1952 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Reverse Pie Shaped Lot, Sloped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Double the Potential – Two Side-by-Side Lots can be Sold Together! This is a rare redevelopment opportunity you won't want to miss—two adjacent properties being sold as one parcel, offering nearly 200 feet of combined frontage and over 9700 sq' of combined building area in a highly desirable inner-city location. These lots can be purchased together, making this a unique chance to secure a substantial footprint in one of Calgary's most sought-after infill communities. With both the front and rear of the combined parcel facing main roads, the layout offers incredible flexibility for future planning. Located on an elevated street that already showcases many impressive new builds, this site is positioned to take full advantage of the surrounding views and long-term value. Prefer to hold for now? Each property is currently home to a well-maintained residence, featuring newer furnaces, hot water tanks, and roofs—ideal for minimizing unexpected costs. Plus, exceptional existing tenants are happy to stay, allowing for strong, steady rental income while you plan your next move. Opportunities like this don't come around often. Secure your place in this thriving redevelopment pocket today!