

\$1,175,000 - 1721 22 Street Sw, Calgary

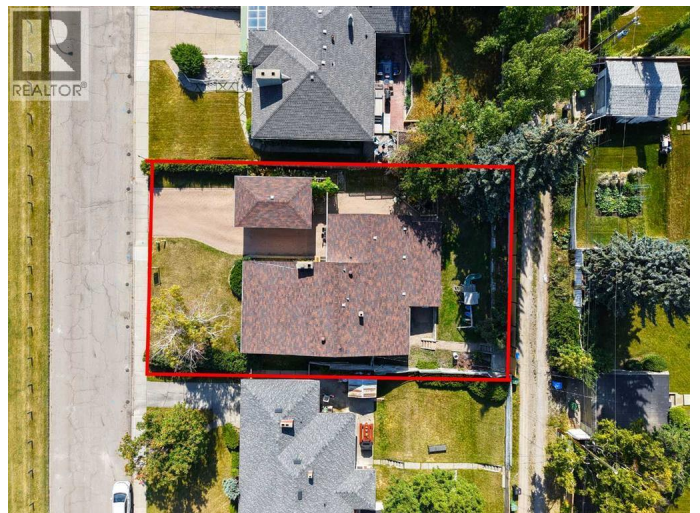
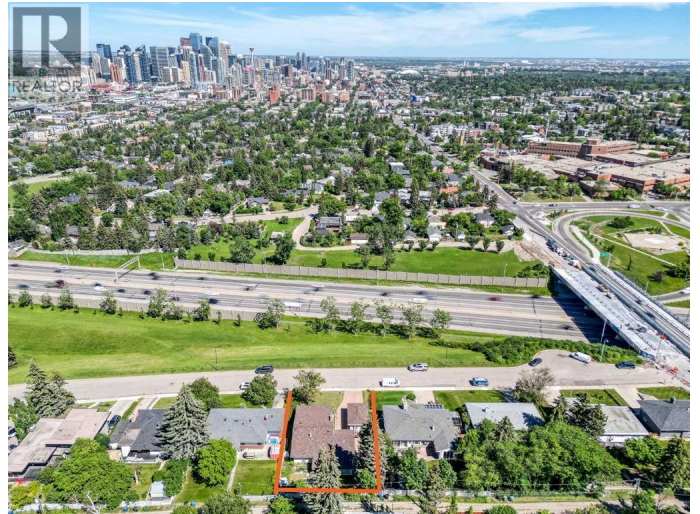
MLS® #A2257196

\$1,175,000

3 Bedroom, 3.00 Bathroom, 2,074 sqft
Single Family on 0.20 Acres

Scarboro/Sunalta West, Calgary, Alberta

UNOBSTRUCTED DOWNTOWN VIEWS | 73 X 122 FT LOT | FRONTING GREEN SPACE | WEST BACKYARD An extraordinary opportunity to secure one of the most desirable view lots in Calgary. Situated in the historic community of Scarboro, this property offers a commanding position with panoramic city skyline vistas that remain completely unobstructed. A generous 73 x 122 ft parcel provides the space and flexibility to design and build your dream home or renovate the existing home while enjoying both the tranquility of a residential neighbourhood and the vibrancy of an inner-city location. Fronting directly onto a green space, the setting combines natural beauty with urban convenience. Mature trees and established streetscapes create a sense of character and permanence, while the orientation ensures a west-facing backyard where evening sun and glowing sunsets can be enjoyed. Families value the walkability to Sunalta School and Calgary Collegiate, while professionals appreciate the quick access to downtown, the Bow River pathways, and major commuter routes. Trendy shops, cafes, and restaurants in nearby 17th Avenue add to the lifestyle appeal, and several parks and off-leash areas are close at hand. This is a rare chance to craft a residence that fully takes advantage of the dramatic skyline views in a neighbourhood known for its architectural charm and enduring value. Build with confidence knowing the location offers not only beauty but also lasting



investment potential in one of Calgary's most distinguished enclaves. (id:6289)

Built in 1953

Essential Information

Listing #	A2257196
Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,074
Acres	0.20
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1721 22 Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
Province	Alberta
Postal Code	T3C1H4

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	1
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Wood siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office LPT Realty



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.
Listing information last updated on October 12th, 2025 at 3:18pm PDT