\$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





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