

# \$600,000 - 4904 22 Avenue Nw, Calgary

MLS® #A2234266

**\$600,000**

2 Bedroom, 1.00 Bathroom, 769 sqft

Residential on 0.09 Acres

Montgomery, Calgary, Alberta

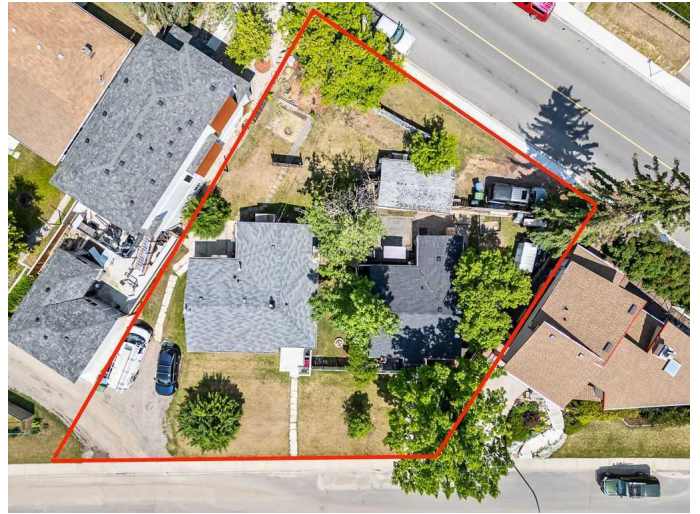
Double the Potential – Two Side-by-Side Lots must be Sold Together!

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 must 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!



Built in 1952

## Essential Information

MLS® #	A2234266
Price	\$600,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	769
Acres	0.09
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4904 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0Y7

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
-------------------	------

Lot Description	Irregular Lot, Pie Shaped Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.