

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

MLS® #A2257196

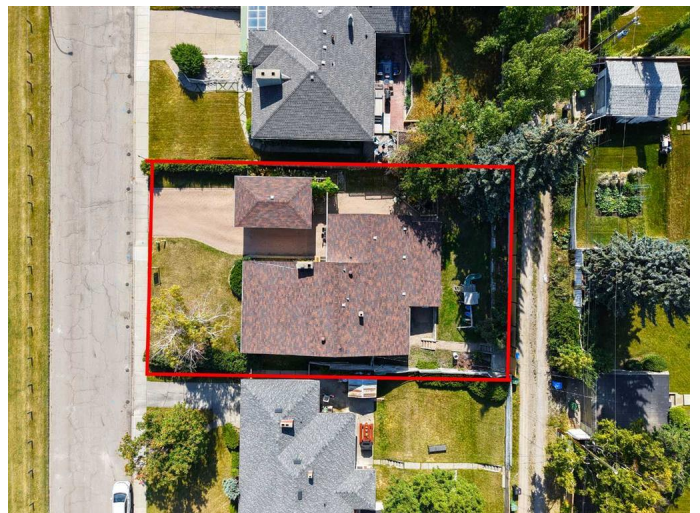
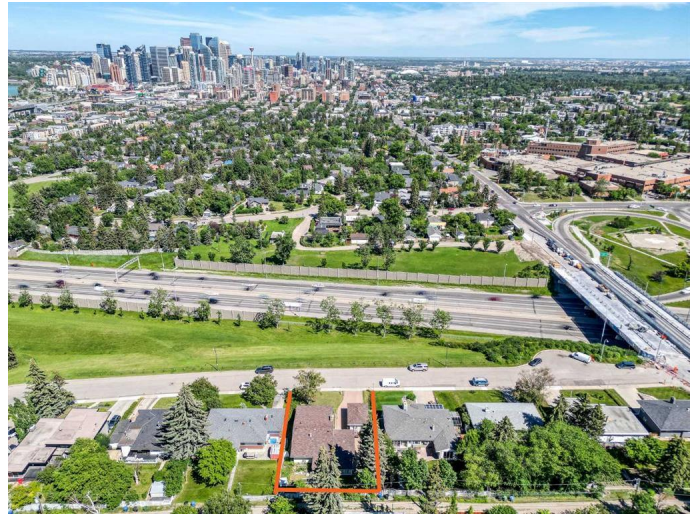
**\$1,175,000**

3 Bedroom, 3.00 Bathroom, 2,074 sqft

Residential 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.

Built in 1953

**Essential Information**

MLS® #	A2257196
Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,074
Acres	0.20
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1721 22 Street Sw
Subdivision	Scarboro/Sunalta West
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1H4

**Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Double Vanity, Jetted Tub, Storage, Crown Molding
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot, Views
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Roof	Asphalt Shingle
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Construction	Brick, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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## Additional Information

Date Listed	September 19th, 2025
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Zoning	R-CG
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## Listing Details

Listing Office	LPT Realty
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