

# \$839,900 - 2320 21 Avenue Sw, Calgary

MLS® #A2191273

**\$839,900**

2 Bedroom, 1.00 Bathroom, 1,302 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Excellent Development Opportunity. Located in the quiet enclave of Richmond, this hillside lot is ready for re development. Full DP plans approved and completed for 2 semi detached homes with full suites and double attached garages. A unique lot with street access from the front and back. Plans and full budgets available and all remediation completed. Rent the home as is or start to build immediately. Full Budget available. Use our builder, or your own to complete this unique project. Contact your agent for a full package.

Built in 1950

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191273    |
| Price          | \$839,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,302       |
| Acres          | 0.09        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 2320 21 Avenue Sw



|             |          |
|-------------|----------|
| Subdivision | Richmond |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T2T0P3   |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### **Interior**

|                   |                  |
|-------------------|------------------|
| Interior Features | Open Floorplan   |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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