

\$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

Exterior

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

Additional Information

Date Listed September 19th, 2025
Days on Market 12
Zoning R-CG

Listing Details

Listing Office LPT Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.