

# \$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     |
| Community   | 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, Rectangular Lot,  
Views, Many Trees  
Roof                      Asphalt Shingle  
Construction           Brick, Wood Frame, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 19th, 2025  
Days on Market        25  
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.