

# \$1,195,432 - 521 22 Avenue Sw, Calgary

MLS® #A2199034

**\$1,195,432**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.01 Acres

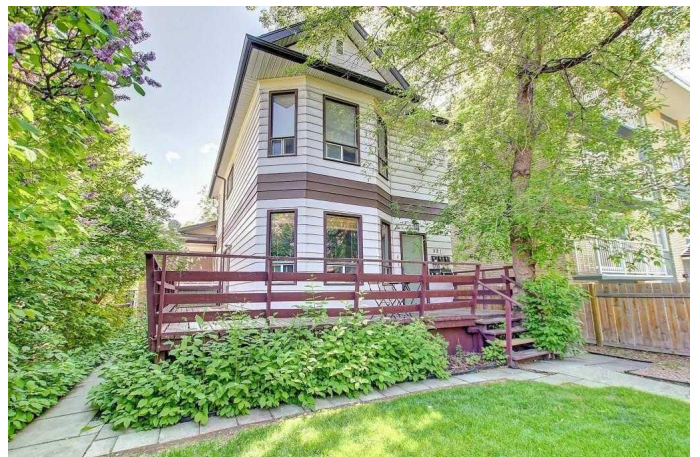
Cliff Bungalow, Calgary, Alberta

Exceptional investment opportunity in Calgary's vibrant Cliff Bungalow/Mission community. This well-maintained 5-unit property is situated on a 37.5' x 120' lot on a quiet, tree-lined street just steps from 4th Street and 17th Avenue, surrounded by top restaurants, boutique shopping, and major transit options.

The building includes four 1-bedroom units and one 2-bedroom unit, all featuring in-suite washer/dryers. Three suites were recently leased with June 1st start dates, and all five are fully tenanted with leases in place. Current annual rental income is \$95,340, reflecting an estimated 8% cap rate.

Interior updates include modernized bathrooms in three of the units and tasteful finishes throughout. Three suites are furnished, offering flexibility for both long- and short-term rental strategies. The property also features off-street parking for four vehicles and a storage shed.

This is a highly desirable lifestyle location—less than one block to Lululemon, Starbucks, boutique fitness studios, yoga, and the MNP Community & Sport Centre, a world-class training facility. The area attracts professionals and active urban dwellers, contributing to strong rental demand and long-term value.



The City of Calgary has confirmed the property as a legal non-conforming 5-unit multi-family dwelling (see supplements). This is a rare opportunity to acquire a cash-flowing asset in one of Calgary's trendiest and most walkable inner-city neighbourhoods.

Built in 1911

**Essential Information**

|            |              |
|------------|--------------|
| MLS® #     | A2199034     |
| Price      | \$1,195,432  |
| Bathrooms  | 0.00         |
| Acres      | 0.01         |
| Year Built | 1911         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 521 22 Avenue Sw |
| Subdivision | Cliff Bungalow   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0H5          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Metal Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 4th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 119  |
| Zoning         | M-CG |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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