

# \$869,000 - 522 21 Avenue Sw, Calgary

MLS® #A2221726

**\$869,000**

2 Bedroom, 2.00 Bathroom, 1,539 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Attention savvy investors! Here's your chance to own a truly unique and versatile property in one of Calgary's most desirable inner-city neighbourhoods. Ideally situated just steps from the vibrant 4th Street Mission district, with its array of trendy shops, acclaimed restaurants, and cozy cafés, this charming two-storey offers incredible income potential. The property features two fully self-contained, legal suites, each with private entrances. The upper unit operates as a licensed Airbnb, delivering consistent short-term rental income, while the main-level unit is currently rented month-to-month, with a strong rental history and high demand. Located on a beautiful, tree-lined street, this property is a magnet for renters and offers exceptional walkability—just minutes from downtown, the Elbow River pathways, and all the urban conveniences your tenants could want. Sitting on a prime 7.6m x 36.6m lot, this site also holds outstanding redevelopment potential, making it ideal for those looking to build new in a high-demand area. Plus, there's ample parking in the back—an added bonus in this central location. Whether you're looking to grow your rental portfolio or explore future development, this property is fully outfitted, rental-ready, and brimming with possibilities. The exterior was recently painted to refresh the exterior and there is new laminate flooring in the finished basement. Note the basement is accessed through a separate entrance. Don't miss out—schedule



your viewing today and discover the value of this incredible Cliff Bungalow gem!

Built in 1910

### Essential Information

MLS® #	A2221726
Price	\$869,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,539
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	522 21 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H1

### Amenities

Parking Spaces	4
Parking	Parking Pad, Off Street

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	46
Zoning	M-CG

**Listing Details**

Listing Office	Real Broker
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