

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

MLS® #A2199034

**\$1,195,432**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.01 Acres

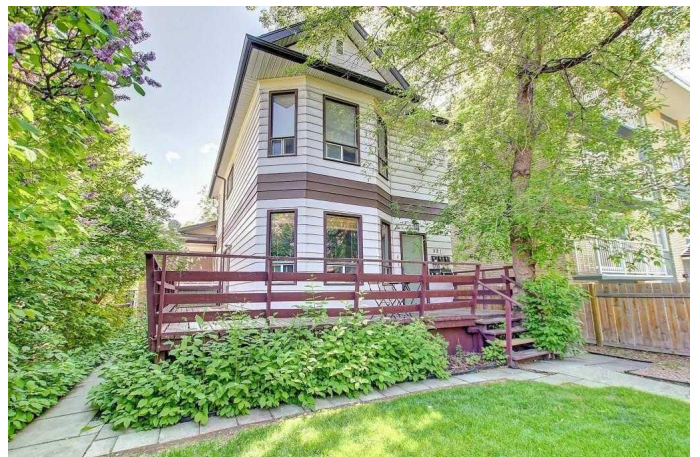
Cliff Bungalow, Calgary, Alberta

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
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**Interior**

Heating	Forced Air, Natural Gas
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**Exterior**

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

**Additional Information**

Date Listed	March 4th, 2025
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Days on Market	117
Zoning	M-CG

## **Listing Details**

Listing Office	eXp Realty
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