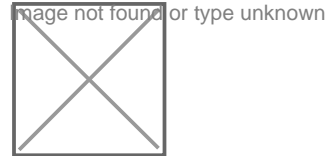


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

521 22 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
29626


MLS ID:
A2199034

\$1,199,000



 **BRYON HOWARD**
 (587) 327-9928

 eXp Realty
 403-262-7653

 521 22 Avenue SW, Calgary , Alberta T2S 0H5

Transaction Type For Sale	Days On Market 30	Zoning M-CG
Subdivision Cliff Bungalow	Building Type Low Rise (2-4 stories)	Year Built 1911
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 4453L	Building Area (Sq. Ft.) 2124.00	Building Area (Sq. M.) 197.32
Lot Size (Sq. Ft.) 423	Lot Size (Acres) 0.01	Construction Type Metal Siding ,Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Access to Property Back Alley Access,Paved Road	Inclusions Appliances Included: 5 Refrigerators, 5 Stoves, 1 Built-in Dishwasher, 2 Washer, 2 Dryer, 1 combination Washer/Dryer,	Restrictions None Known

Reports
Floor Plans,Pro-Forma,Title

Prime investment opportunity in Calgary's Cliff Bungalow/Mission district with a 6.5% cap rate and \$102,000 annual gross income. This well-maintained 5-plex sits on a 37.5' x 120' lot on a picturesque, tree-lined street, just steps from 4th Street, 17th Avenue, restaurants, shops, and transit. Originally built in the early 1900s and converted into five units in the 1950s and 60s, the property features four one-bedroom units and one two-bedroom unit, each with modern conveniences while maintaining the charm of the original home. Recent updates include new shingles in 2021 and fully renovated bathrooms in Units #1 and #2 in 2022. The sale includes furnishings in three of the five suites, offering a turnkey opportunity for investors looking to operate long-term or short-term rentals. The property has a strong rental history and has previously operated as a high-performing short-term rental, demonstrating its revenue-generating potential. Additional features include off-street parking for four vehicles, a storage shed, and easy access to major transit routes, including the #3 bus and Erlton C-Train station. Located near the Elbow River pathways and MNP Community & Sport Centre, this location is ideal for active urban dwellers. With all five units currently occupied but with leases ending soon, investors have the flexibility to adjust rental rates or explore redevelopment opportunities. Whether expanding a rental portfolio or planning for future development, this rare inner-city gem offers immediate income and long-term potential in one of Calgary's most desirable neighborhoods.

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