

**521 22 Avenue SW  
Calgary, Alberta**

**MLS # A2199034**



**\$1,195,432**

<b>Division:</b>	Cliff Bungalow		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	1911 (114 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Appliances Included: 5 Refrigerators, 5 Stoves, 1 Built-in Dishwasher, 4 Washer, 4 Dryer, 1 combination Washer/Dryer,

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.