



THE
A-TEAM

**RE/MAX
FIRST**

521 22 Avenue, Calgary T2S 0H5

MLS®#: **A2198714**

Area: **Cliff Bungalow**

Listing Date: **03/04/25**

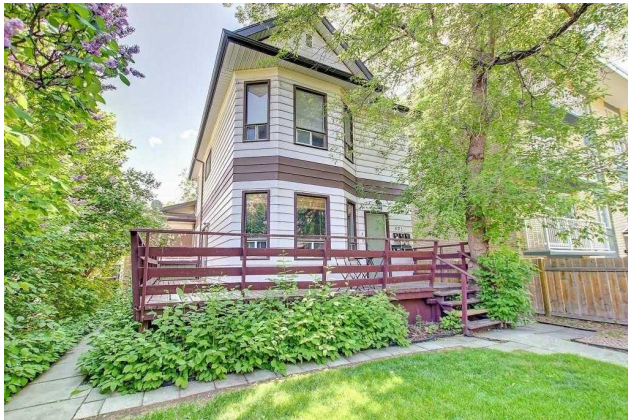
List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**
Lot Information
Lot Sz Ar: **423 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,124**
Low Sqft:
Ttl Sqft: **2,124**

DOM

6
Layout
Beds: **6 (4 2)**
Baths: **5.0 (5 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot,Treed**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Ceramic**
Tile,Hardwood,Laminate,Linoleum
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`8" x 14`11"
Bedroom - Primary	Main	11`6" x 12`7"
Kitchen	Upper	12`1" x 10`11"
3pc Bathroom	Upper	7`0" x 6`0"
Kitchen	Lower	7`10" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`11" x 12`4"
4pc Bathroom	Main	9`10" x 5`5"
Living Room	Upper	13`5" x 18`4"
Bedroom - Primary	Upper	11`10" x 10`4"
Living Room	Lower	14`5" x 8`8"

Bedroom - Primary	Lower	16`6" x 9`4"	4pc Bathroom	Lower	8`1" x 5`7"
Kitchen	Upper	5`7" x 7`9"	Dining Room	Upper	9`7" x 7`9"
Living Room	Upper	9`9" x 10`3"	Bedroom - Primary	Upper	11`9" x 11`0"
Bedroom	Upper	10`10" x 11`11"	4pc Bathroom	Upper	4`11" x 9`6"
Kitchen	Lower	12`3" x 11`6"	Living Room	Lower	11`0" x 11`6"
Furnace/Utility Room	Lower	12`10" x 5`6"	Bedroom - Primary	Lower	10`7" x 7`4"
4pc Bathroom	Lower	6`10" x 7`4"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 4453L
 Zoning: M-CG

Remarks

Pub Rmks: **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.**

Inclusions: Appliances Included: 5 Refrigerators, 5 Stoves, 1 Built-in Dishwasher, 2 Washers, 1 Dryer, 1 combination Washer/Dryer
 Property Listed By: eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



