



2136 22 Avenue SW
Calgary, Alberta

MLS # A2298287



\$2,695,000

Division:	Richmond		
Type:	Multi-Family/Triplex		
Style:	2 Storey		
Size:	4,708 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Hardwood, Tile	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: 6 Refrigerators, 6 Washers, 6 Dryers, 6 Electric Stoves with Ovens, 6 Dishwashers, 6 Hood Fans, 3 Garage Door Openers, 3 Garage Controls.

Situated in the highly sought-after inner-city community of Richmond, this brand new purpose-built triplex offers a rare opportunity to acquire a fully legal 6-unit income property in one of Calgary's most consistently performing rental markets. Scheduled for completion in October 2026, this investment has been thoughtfully designed to deliver strong, long-term cash flow while appealing to a wide range of tenants. The property features three above-grade units, each paired with a legal basement suite, creating six fully self-contained residences. Every unit includes a private entrance, full kitchen, in-suite laundry, and functional, well-designed layouts that support comfortable everyday living. This configuration allows for diversified rental income and reduced vacancy risk, making it an ideal asset for investors focused on stability and scalability. Built with long-term performance in mind, the project incorporates enhanced soundproofing between units, independent mechanical systems, and durable exterior finishes including stucco, vinyl siding, and Hardie board. These features not only improve tenant satisfaction but also contribute to lower maintenance requirements over time. Outdoor spaces are intentionally designed to elevate the tenant experience, with private patios for upper units and sunken walk-up access for basement suites, creating bright and accessible lower-level living. Detached garages provide dedicated parking for upper units, a highly desirable feature in the inner city. Located just minutes from downtown Calgary, Richmond continues to see strong rental demand driven by its proximity to major employment hubs, transit routes, schools, and everyday amenities. This central location supports consistent occupancy and positions the property for long-term appreciation. For investors looking to secure a turnkey multi-family asset in a proven

inner-city location, this six-unit property presents a compelling opportunity to build scale, generate reliable income, and capitalize on Calgary's growing rental market.