



GRASSROOTS
REALTY GROUP

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521 22 Avenue SW
Calgary, Alberta

MLS # A2199034



\$1,195,432

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

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

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.