

# \$1,049,900 - 2205, 2207 22 Street Sw, Calgary

MLS® #A2217280

**\$1,049,900**

6 Bedroom, 3.00 Bathroom, 1,824 sqft

Residential on 0.13 Acres

Richmond, Calgary, Alberta

**INVESTOR & DEVELOPER ALERT!** Whether you're looking to live on one side and rent the other, add income suites, or redevelop, this updated property offers maximum flexibility in a prime inner-city location just minutes to downtown, schools, parks, and vibrant Marda Loop. Located in the highly sought-after community of Richmond, this fully updated duplex offers incredible potential with R-CG zoning "with potential for suites, or multi-residential development (subject to city approval). Each side features a side entry, making it ideal for adding legal basement suites or generating multi-stream rental income. Both units have been tastefully updated and are currently move in ready.

Don't miss this opportunity to own a cash-flowing property in one of Calgary's best redevelopment zones!

Built in 1962

## Essential Information

MLS® #	A2217280
Price	\$1,049,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,824
Acres	0.13
Year Built	1962



Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	2205, 2207 22 Street Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T5E9

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	10
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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