$869,000 - 522 21 Avenue Sw, Calgary

MLS® #A2221726

$869,000
2 Bedroom, 2.00 Bathroom, 1,539 sqft
Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Attention savvy investors! Hereâ€™s your chance to own a truly unique and versatile property in one of Calgaryâ€™s most desirable inner-city neighbourhoods. Ideally situated just steps from the vibrant 4th Street Mission district, with its array of trendy shops, acclaimed restaurants, and cozy cafÃ©s, this charming two-storey offers incredible income potential. The property features two fully self-contained, legal suites, each with private entrances. The upper unit operates as a licensed Airbnb, delivering consistent short-term rental income, while the main-level unit is currently rented month-to-month, with a strong rental history and high demand. Located on a beautiful, tree-lined street, this property is a magnet for renters and offers exceptional walkabilityâ€”just minutes from downtown, the Elbow River pathways, and all the urban conveniences your tenants could want. Sitting on a prime 7.6m x 36.6m lot, this site also holds outstanding redevelopment potential, making it ideal for those looking to build new in a high-demand area. Plus, thereâ€™s ample parking in the backâ€”an added bonus in this central location. Whether you're looking to grow your rental portfolio or explore future development, this property is fully outfitted, rental-ready, and brimming with possibilities. The exterior was recently painted to refresh the exterior and there is new laminate flooring in the finished basement. Note the basement is accessed through a separate entrance. Don 't miss outâ€”schedule

your viewing today and discover the value of this incredible Cliff Bungalow gem!

Built in 1910

Essential Information

MLS® #	A2221726
Price	$869,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,539
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	522 21 Avenue Sw
Subdivision	Cliff Bungalow
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0H1

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2025
Days on Market	30
Zoning	M-CG

Listing Details

Listing Office	Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.