

# \$849,000 - 522 21 Avenue Sw, Calgary

MLS® #A2221726

**\$849,000**

2 Bedroom, 2.00 Bathroom, 1,539 sqft

Residential on 0.07 Acres

Cliff Bungalow, Calgary, Alberta

Attention savvy investors! Here's your chance to own a truly unique and versatile property in one of Calgary'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 caf  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 walkability   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, there's ample parking in the back   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. The basement has a new bathroom and egress windows and 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	\$849,000
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	Parking Pad, Off Street

**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        111  
Zoning                    M-CG

**Listing Details**

Listing Office            Real Broker

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