



# 522 21 Avenue Calgary Alberta

\$865,000

Prime Investment Opportunity in the Heart of Cliff Bungalow! Calling all savvy investors! Prepare to be dazzled by this remarkable gem. Located just steps away from the trendy 4th Street Mission shopping district, renowned restaurants, and delightful coffee shops, this heritage, 2-storey property presents an exceptional chance to expand your investment portfolio. Featuring three separate units (2 legal, 1 illegal). The upper unit is a licenced Air BnB, Main and Lower are rented month to month currently they are always easily rented. Each floor boasts self-contained accommodations with private entrances, ensuring privacy and convenience for tenants. Positioned on a picturesque, tree-lined street in the heart of the city, this location is highly sought after by renters and investors alike a home in this area is close to everything! Enjoy the convenience of walking to nearby shops, downtown attractions, and the serene Elbow River pathway. This property holds incredible development potential, providing an avenue for future value appreciation. Rest assured, each unit is fully outfitted and rental-ready. Don't miss out on this golden opportunity! The lot is amazing as well for redevelopment if you are looking to develop something new 7.6 frontage and 36.60 deep. There is ample parking in back! Schedule a viewing and unlock the potential of this remarkable investment property. (id:6769)

4pc Bathroom .00 M x .00 M  
 Bedroom 3.15 M x 4.50 M  
 Dining room 4.78 M x 3.38 M  
 Kitchen 2.57 M x 3.81 M  
 Living room 4.12 M x 3.76 M  
 4pc Bathroom .00 M x .00 M  
 Bedroom 2.84 M x 3.12 M  
 Dining room 2.97 M x 2.95 M

Kitchen 2.84 M x 4.57 M  
 Living room 2.87 M x 6.63 M  
 4pc Bathroom .00 M x .00 M  
 Bedroom 2.77 M x 4.52 M  
 Kitchen 4.37 M x 3.83 M  
 Living room 3.00 M x 6.02 M  
 Storage .99 M x 3.41 M  
 Furnace 1.98 M x 1.37 M

Listing Presented By:



Originally Listed by:  
 Century 21 Bamber Realty LTD.

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca