

\$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

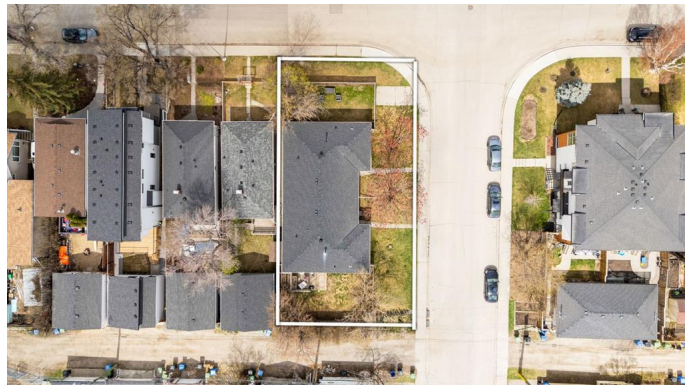
INVESTOR & DEVELOPER ALERT! Whether you're looking to live on one side and rent the other, add income suites, or redevelop, this updated property offers maximum flexibility in a prime inner-city location just minutes to downtown, schools, parks, and vibrant Marda Loop. Located in the highly sought-after 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	5
Zoning	R-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.