

\$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 | 7 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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