

# \$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

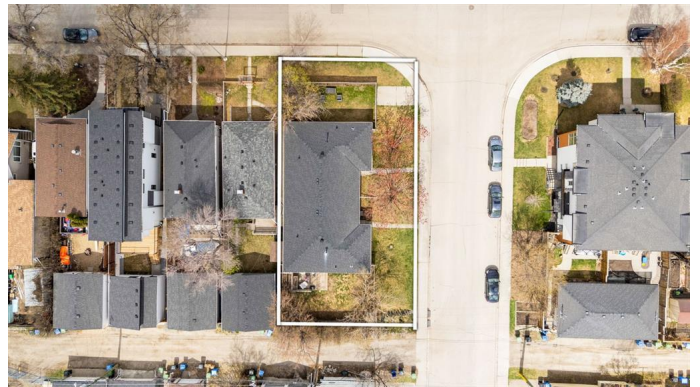
**INVESTOR & DEVELOPER ALERT!** Whether you're looking to live on one side and rent the other, add income suites, or redevelop, this updated property offers maximum flexibility in a prime inner-city location just minutes to downtown, schools, parks, and vibrant Marda Loop. Located in the highly sought-after 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 | 9             |
| Zoning         | R-CG          |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.