

\$1,090,000 - 2118 & 2120 23 Avenue Sw, Calgary

MLS® #A2191680

\$1,090,000

6 Bedroom, 4.00 Bathroom, 1,756 sqft
Residential on 0.13 Acres

Richmond, Calgary, Alberta

This is a fantastic opportunity to own a full side-by-side duplex in the desirable inner-city community of Richmond Park/Knobhill, just minutes from downtown Calgary. Perfect for investors or those looking to live in one unit and rent out the other, this well-maintained property offers excellent rental income potential and long-term value. One side of the duplex has been renovated, enhancing its appeal and increasing its rental value, while the other side is dated, providing the option for future upgrades or continued steady rental income. Both units feature a spacious open floor plan, including a bright living room, dining area, and charming kitchen. Each side offers two bedrooms and a four-piece bathroom on the main floor. The developed basements add even more functional living space, featuring a family room, additional bedroom, bathroom, and storage. A key highlight of this property is the walk-out basements with separate entrances, adding convenience and potential for additional rental income. Situated on a 50' x 110' R-CG lot, this property also presents an excellent future development opportunity in a highly sought-after location. Whether you are looking for a strong investment property or a home with income-generating potential, this duplex is an opportunity you won't want to miss.

Built in 1969

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2191680 |
| Price | \$1,090,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,756 |
| Acres | 0.13 |
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 2118 & 2120 23 Avenue Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 0W1 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 5 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer |
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, City Lot |
| Roof | Metal |
| Construction | Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed January 31st, 2025

Days on Market 41

Zoning R-CG

Listing Details

Listing Office Royal LePage Mission Real Estate

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