



GRASSROOTS
REALTY GROUP

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2457 22A Street NW
Calgary, Alberta

MLS # A2323007



\$1,299,500

Division:	Banff Trail		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	3,022 sq.ft.	Age:	1978 (48 yrs old)
Beds:	8	Baths:	6
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: PLEASE SEE LIST IN SUPPLEMENTS

Spectacular duplex that offers investors a rare opportunity to acquire a fully furnished, cash-flowing four-unit property in a strong rental location. Situated within walking distance of the U of C, Foothills hospital and the Banff Trail LRT Station, the property is fully leased and currently generates an excellent rental income. The property features 3,022 square feet above grade and an additional 1,270 square feet of developed basement space. The layout consists of two large three-bedroom spaces (main and upper level) along with two self-contained (illegal) one-bedroom suites in the lower level. This mix of unit types appeals to a broad tenant base and helps support consistent occupancy. Both upper units have been updated with new white shaker kitchens featuring large islands, generous storage, and full appliance packages. Open-concept layouts, fireplaces, and large windows create bright and functional living spaces, while the upper unit benefits from vaulted ceilings. Each unit offers spacious bedrooms, including oversized primary bedroom with private ensuites. All bathrooms throughout the property have been renovated. The lower level contains two self-contained (illegal) one-bedroom suites, each with a private kitchen, bathroom, and living area. Large windows provide natural light, while durable tile flooring offers easy maintenance. Unit A has been upgraded with newer maple shaker cabinetry and updated bathroom fixtures. A key feature for both tenants and investors is the availability of laundry facilities on every level. Each upper suite has its own dedicated laundry room with full-sized washer and dryer, while the lower suites share separate laundry facilities. The property has been well maintained, with two high-efficiency furnaces installed in 2008 and serviced annually, along with two 40-gallon hot water tanks. Additional features include

three private decks, a storage shed, and a large rear parking area accommodating up to four vehicles, with potential for additional tandem parking. With strong existing income, updated interiors, four revenue-generating suites, and a proven rental location, 2457 22A Street NW represents an excellent turnkey investment opportunity in Calgary's northwest market.