

# \$1,335,000 - 2118 & 2120 23 Avenue Sw, Calgary

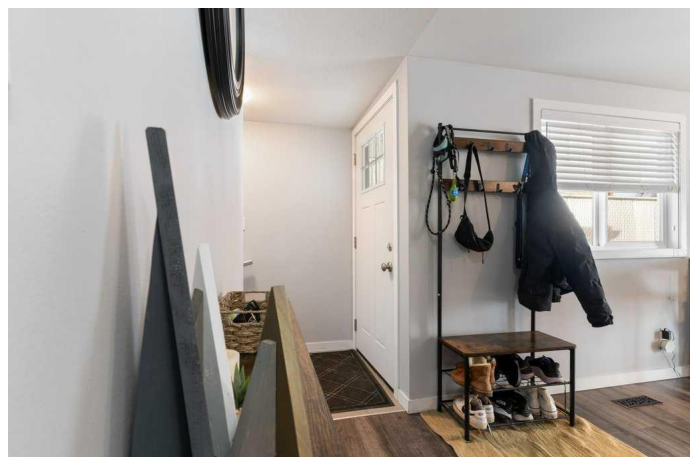
MLS® #A2224311

**\$1,335,000**

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

Richmond, Calgary, Alberta

An exceptional opportunity to acquire a fully renovated, turnkey side-by-side duplex (2118 & 2120) in the highly desirable inner-city community of Richmond Park/Knobhill. Ideally located just minutes from downtown Calgary, 17th Avenue SW, and Marda Loop, this property offers unmatched access to transit, shopping, dining, and urban amenities—making it highly attractive to both tenants and future homeowners. Extensively upgraded throughout, both units are move-in ready. Unit 2118 has been tastefully updated in recent years, while 2120 has just undergone a complete top-to-bottom renovation. Each unit features a bright and spacious open-concept main floor with two bedrooms and a full four-piece bathroom. The developed walk-out basements offer additional living space with a large family room, an extra bedroom, a full bathroom, and generous storage. Importantly, each basement has its own separate entrance—ideal for increasing rental flexibility and income potential. Situated on a large 50'™ x 110'™ R-CG lot, this property also offers significant future redevelopment value. The zoning supports a variety of higher-density housing forms, including the possibility of converting the existing duplex into a fourplex. Whether you're an investor looking for strong immediate cash flow or a buyer interested in house-hacking by living in one unit and renting out the other, this is a rare and strategic opportunity in one of Calgary's most



sought-after neighbourhoods.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224311               |
| Price          | \$1,335,000            |
| 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           | Forced Air, Natural Gas, High Efficiency                                           |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full, Walk-Out                                                           |

**Exterior**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 14             |
| Zoning         | R-CG           |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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