

\$1,250,000 - 3620 21 Avenue Sw, Calgary

MLS® #A2259156

\$1,250,000

0 Bedroom, 0.00 Bathroom, 2,103 sqft

Multi-Family on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Reduced to Sell! Updated Inner-City Income Property with 6.48% Cap Rate and Strong Rental Demand. This is an excellent opportunity to own an updated duplex on a 50' x 120' corner lot in the highly desirable community of Killarney. The property has received many recent updates including modernized kitchens and bathrooms, making it a low-maintenance and easy-to-rent investment in a prime location. Each side offers two bedrooms on the main floor and two in the basement, with an attached double garage, an additional parking pad, and plenty of street parking. The home's south-facing front exposure ensures bright, sunny living spaces that tenants love. Suites for the basement are illegal.

With strong rental income already in place and excellent long-term potential, this property offers investors immediate returns in one of Calgary's most sought-after inner-city neighborhoods. Investment Appeal. Live in one unit and rent the other. Hold as a cash-flowing rental property and hold for future Redevelop for future multifamily.

Built in 1959

Essential Information

MLS® #	A2259156
Price	\$1,250,000



Bathrooms	0.00
Square Footage	2,103
Acres	0.14
Year Built	1959
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	3620 21 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0H6

Amenities

Parking Spaces	2
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Interior

# of Stories	1
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Additional Information

Date Listed	September 22nd, 2025
Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	Boutique Real Estate Group Inc.
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