



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1520 15 Avenue SW
Calgary, Alberta

MLS # A2230963



\$820,000

Division:	Sunalta		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerators (3 total), Stoves (3), Washers (2), Dryers (2), Dishwashers (2)

Charming 1912 Sunalta Character Home with Strong Income Potential Nestled in the vibrant and historic community of Sunalta, this classic 1912 character home offers a rare opportunity for investors or savvy homeowners. Boasting three self-contained suites—two of which are currently unauthorized (illegal)—this property delivers excellent rental income with room to grow. Each suite is uniquely laid out, maximizing functionality and charm, while providing tenants with privacy and comfort. The current rental setup generates solid revenue, and there's significant potential for increased returns with thoughtful renovations or legalizing the existing suites. Situated just minutes from downtown Calgary and steps from the Beltline's countless amenities—trendy cafes, shops, parks, and transit—this location is unbeatable for urban dwellers. Whether you're looking to expand your investment portfolio or live in one unit while renting the others, this property is a smart and versatile choice with historic appeal and modern possibilities.