



**GRASSROOTS**  
REALTY GROUP

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**301 5 Avenue NE**  
**Calgary, Alberta**

**MLS # A2234866**



**\$3,000,000**

Division:	Crescent Heights		
Type:	Multi-Family/4 plex		
Style:	3 (or more) Storey		
Size:	7,176 sq.ft.	Age:	2016 (9 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** none

Turnkey Investment Opportunity & Fully Furnished and Professionally Managed Airbnb 4-Plex in Prime Inner-City Location. Welcome to an exceptional revenue-generating 4-plex in the highly sought-after community of Crescent Heights&mdash;just minutes from downtown Calgary. This rare offering features four fully furnished, professionally managed townhouse units, each operating as a successful short-term rental. For the savvy investor, this is a rare opportunity to secure a professionally managed, income-generating asset in a prime location; offering strong cash flow and long-term value. Each spacious unit includes: 2300 Square Feet Of Livable Space Over 4 Levels | 4 Large Bedrooms, 4.5 Bathrooms | Large West Facing Patio | Spacious Bonus Room With Cozy Fireplace | Fully Finished Basement With Wet Bar And Single Detached Garage | Stylish, move-in-ready modern interiors curated for comfort and durability | The property delivers an impressive cap rate of 6.05%, supported by consistent short-term rental performance and professional management already in place&mdash;making it a truly turnkey, income-producing asset. Set in vibrant Crescent Heights, you're perched above the Bow River Valley with direct access to downtown via Centre Street; walk, bike, or drive in just minutes. This area blends the charm of a tight-knit residential neighborhood with bustling local businesses, trendy eateries, and scenic city views. Key Highlights: Fully operational as a high-performing Airbnb short term rental. All furnishings included. Managed by professionals for a seamless, turnkey experience. Outstanding location. Immediate cash-flow potential with long-term upside. High-performing income property with 6.05% cap rate Whether you continue as a short-term rental host or explore other investment strategies, this property

checks every box.