



**301 5 Avenue NE
Calgary, Alberta**

MLS # A2234866



\$2,900,000

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|------------------|---------------------|---------------|------------------|
| 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: | - |
| Floors: | - |
| Roof: | - |
| Basement: | - |
| Exterior: | - |
| Foundation: | - |
| Features: | - |

| | |
|-------------------|----------|
| Bldg Name: | - |
| Water: | - |
| Sewer: | - |
| LLD: | - |
| Zoning: | M-CG d72 |
| Utilities: | - |

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—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—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.