



GRASSROOTS
REALTY GROUP

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404, 1524 15 Avenue SW
Calgary, Alberta

MLS # A2201794



\$229,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, Stall, Unassigned		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions:	na
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Airbnb potential shines in this top-floor 1-bedroom unit with a storage/den room in the vibrant Sunalta community of SW Calgary Downtown, currently operating as a successful Airbnb for excellent cash flow. The property has been updated throughout, showcasing a modern aesthetic and turnkey condition, making it ideal for both New homebuyers and investors. With recent upgrades to the unit and the building, this well-maintained space offers comfort and style, ensuring it stands out in the rental market. Conveniently located near downtown amenities, public transit, parks, and local shops, this property not only shows beautifully but also promises significant potential for returns. Don't miss your chance to explore this exceptional offer!