



GRASSROOTS
REALTY GROUP

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403, 1524 15 Avenue SW
Calgary, Alberta

MLS # A2201807



\$233,800

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:	Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions:	na
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incredible Airbnb potential with this top-floor 1-bedroom unit featuring a versatile storage/den room in the thriving Sunalta community of SW Calgary Downtown. Currently generating impressive cash flow as a successful short-term rental, this property is a savvy investment opportunity for those looking to capitalize on Calgary's thriving short term rental market. Recently updated with modern finishes, this turnkey unit requires no additional work, making it perfect for both investors and homeowners alike. The building itself has also undergone significant upgrades, enhancing its appeal and long-term value. Strategically located near downtown amenities, public transit, parks, and local shops, this property not only offers a stylish living space but also promises robust returns on investment. Don't miss out on this exceptional opportunity to secure a high-performing asset in a sought-after area!