

# \$233,800 - 403, 1524 15 Avenue Sw, Calgary

MLS® #A2201807

## \$233,800

1 Bedroom, 1.00 Bathroom, 532 sqft  
Residential on 0.00 Acres

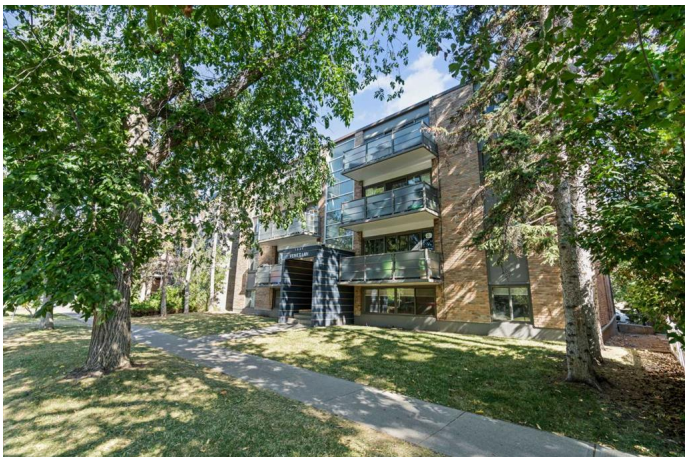
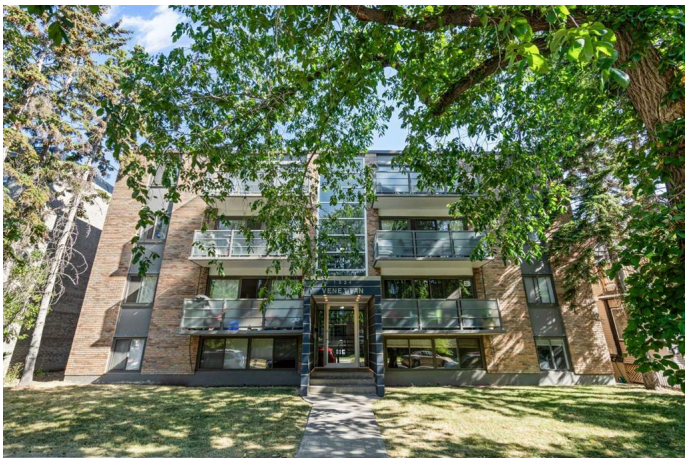
Sunalta, Calgary, Alberta

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!

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201807  |
| Price          | \$233,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 532       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1969              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 403, 1524 15 Avenue Sw |
| Subdivision | Sunalta                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t3c 0x9                |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Laundry |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| # of Stories      | 4  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Brick   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 53               |
| Zoning         | M-C2             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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