



THE
A-TEAM

**RE/MAX
FIRST**

1524 15 Avenue #404, Calgary T3C 0X9

MLS® #: **A2201794**

Area: **Sunalta**

Listing Date: **03/12/25**

List Price: **\$229,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **532**
Low Sqft:
Ttl Sqft: **532**

DOM

35

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Access:
Lot Feat:
Park Feat:

Alley Access,Off Street,Stall,Unassigned

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`2" x 8`7"
Living Room	Main	13`4" x 9`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`3" x 11`10"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$364

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc:	0511631	Remarks
Pub Rmks:	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!	
Inclusions:	na	
Property Listed By:	Real Broker	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





