



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1524 15 Avenue #403, Calgary t3c 0x9**

MLS®#: **A2201807**

Area: **Sunalta**

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

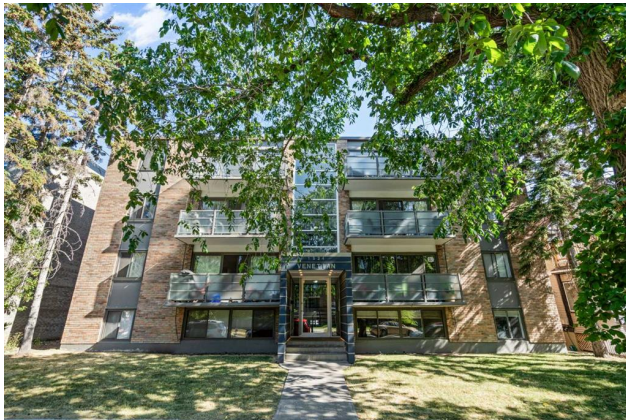
List Price: **\$233,800**

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

**41**

Layout

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

Access:  
Lot Feat:  
Park Feat:

**Stall**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 8`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$364**

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

Zoning: **M-C2**

Legal Desc:	0511631	Remarks
Pub Rmks:	<b>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!</b>	
Inclusions:	na	
Property Listed By:	Real Broker	

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

