

1520 15 Avenue SW
Calgary, Alberta

MLS # A2230963



\$820,000

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|------------------|------------------------|---------------|--------------------|
| Division: | Sunalta | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,727 sq.ft. | Age: | 1912 (113 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Refrigerators (3 total), Stoves (3), Washers (2), Dryers (2), Dishwashers (2)

Charming 1912 Sunalta Character Home with Strong Income Potential Nestled in the vibrant and historic community of Sunalta, this classic 1912 character home offers a rare opportunity for investors or savvy homeowners. Boasting three self-contained suites—two of which are currently unauthorized (illegal)—this property delivers excellent rental income with room to grow. Each suite is uniquely laid out, maximizing functionality and charm, while providing tenants with privacy and comfort. The current rental setup generates solid revenue, and there's significant potential for increased returns with thoughtful renovations or legalizing the existing suites. Situated just minutes from downtown Calgary and steps from the Beltline's countless amenities—trendy cafes, shops, parks, and transit—this location is unbeatable for urban dwellers. Whether you're looking to expand your investment portfolio or live in one unit while renting the others, this property is a smart and versatile choice with historic appeal and modern possibilities.