



1520 15 Avenue Calgary Alberta

\$810,000

CHARMING 1912 CHARACTER HOME | 3 SELF-CONTAINED ILLEGAL UNITS | VACANT FOR QUICK TURNAROUND | PRIME SUNALTA AIR BnB OPPORTUNITY IN SUNALTA | WALK TO DOWNTOWN & LRT | PRIVATE FRONT & BACK YARD | 1912 craftsmanship and timeless character define this charming inner-city property, thoughtfully converted into an illegal 3-unit multi-family residence offering flexibility, functionality and exceptional walkability in the heart of Sunalta. Whether you are a homeowner looking to rent 2 units or an investor looking for a multi-fam rental, this is perfect for you. Distinct architectural details, mature surroundings and a layout designed for privacy create a compelling opportunity for investors seeking short-term or long-term rental options with quick possession available. Each self-contained unit is uniquely arranged to maximize livability while preserving the warmth and charm of the original home. Main floor living begins with an enclosed sunroom that invites peaceful mornings and relaxed evenings, creating a welcoming buffer between indoors and out. A beautifully updated kitchen pairs upgraded cabinetry with stainless steel appliances and a chic backsplash for everyday efficiency and visual appeal. 2 well-sized bedrooms encourage flexible sleeping or work-from-home arrangements, while a 4-piece bathroom and in-suite laundry add everyday convenience for occupants. Upper-level living unfolds in an open, airy layout anchored by exposed brick that adds texture and historic character. Updated flooring ensures easy maintenance, while expansive front and rear balconies extend the living space outdoors, ideal for entertaining or quiet moments above the streetscape. An open-concept bachelor-style arrangement with defined closet storage allows the space to adapt to a variety of tenant needs, complemented by a 4-piece bathroom for full functionality. Lower-level living provides additi...

Kitchen 10.58 Ft x 13.25 Ft
Laundry room 4.50 Ft x 8.08 Ft
Den 8.33 Ft x 12.50 Ft
Furnace 8.75 Ft x 6.67 Ft
Primary Bedroom 8.67 Ft x 17.92 Ft

Kitchen 10.50 Ft x 15.17 Ft
Breakfast 9.17 Ft x 7.50 Ft
Primary Bedroom 8.25 Ft x 12.42 Ft
Bedroom 9.50 Ft x 9.67 Ft
4pc Bathroom 5.25 Ft x 12.25 Ft
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Listing Presented By:



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Bedroom 9.08 Ft x 11.00 Ft
4pc Bathroom 8.75 Ft x 8.42 Ft
Sunroom 19.25 Ft x 6.50 Ft
Living room 11.50 Ft x 13.75 Ft
Dining room 14.83 Ft x 11.83 Ft

Kitchen 11.25 Ft x 13.17 Ft
Dining room 8.08 Ft x 10.17 Ft
Family room 19.33 Ft x 24.33 Ft
4pc Bathroom 8.75 Ft x 9.00 Ft