

181822 6 Street Calgary Alberta

\$1,288,000

Investor Alert | Corner Lot Full Duplex | Short Walk to SAIT | Short-Term Rental business opportunity This full duplex is located on a large corner lot in the heart of Mount Pleasant, with three sides exposed--an increasingly rare setup in Calgary's inner city. The property is within walking distance to SAIT and close to the University of Calgary, downtown, public transit, and a wide selection of cafes and restaurants. This highly walkable location continues to attract strong demand from students, professionals, and short-term rental guests. The property offers flexibility and immediate opportunities for the next owner. Unit 1822 is mostly vacant, with only one basement bedroom currently rented under a flexible arrangement. This allows a new owner to take possession quickly and choose how to use the space--whether to rent it out, adjust the tenant mix, or live in one unit while generating income from the other. Unit 1818 is professionally set up as a licensed Airbnb, featuring quality furnishings and designer decor. The unit allows a new owner to continue operations with minimal transition. Over the years, the property has seen ongoing investment in major building components and interior improvements. The layout and overall configuration support a variety of uses, including long-term rental, short-term rental, owner-occupancy with rental income, multi-generational living, or future value-add opportunities. A solid duplex opportunity in one of Calgary's most desirable inner-city communities, offering immediate income potential and long-term value. (id:6769)

Bedroom 11.67 Ft x 14.92 Ft

Bedroom 13.00 Ft x 9.42 Ft

4pc Bathroom 9.83 Ft x 5.08 Ft

Bedroom 12.58 Ft x 11.50 Ft

Bedroom 14.50 Ft x 19.83 Ft

4pc Bathroom 15.75 Ft x 6.00 Ft

Bedroom 14.08 Ft x 9.42 Ft

Bedroom 11.17 Ft x 19.00 Ft

Bedroom 16.08 Ft x 15.83 Ft

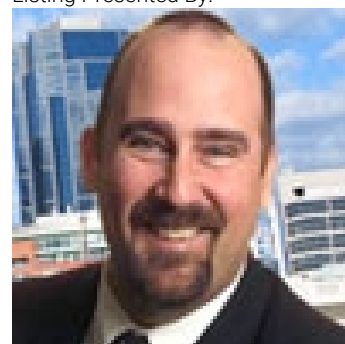
4pc Bathroom 6.33 Ft x 5.83 Ft

Bedroom 10.67 Ft x 19.33 Ft

Bedroom 13.75 Ft x 9.33 Ft

4pc Bathroom 6.83 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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