

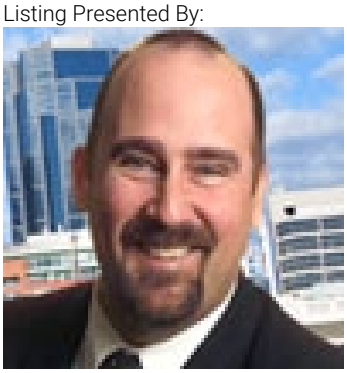
236 30 Avenue Calgary Alberta

$1,325,000

One of the top earning Airbnb's in Calgary is for sale. Ranked first out of more than 6,500 active Calgary listings, verified by AirDNA as of July 2026. Fully licensed with the City (BL293593 and BL294371), 4.97 rating over 110 plus reviews, Guest Favourite status on all three listings, and $182,654 grossed in year one. That is starting from absolute zero! No reviews or rolled over bookings and nearly $200,000 in revenue the very first year! The bookings, the reviews, the cleaning team and the furnishings all stay with the house. You take over an operating business on possession day, not a project if the preferred or build your own as well.Tuxedo Park is one of the better kept secrets in inner city Calgary. You are ten minutes from downtown, a short walk to Centre Street for restaurants and groceries, and close to Confederation Park, SAIT, the Zoo and 16th Ave. It has stayed a real neighbourhood with schools, transit and long time residents, which is a big part of why guests keep coming back and why it works just as well as a place to actually live.And that is the other side of this home. Plenty of people will look at it purely as an income property. Just as many families should be looking at it for the legal lower suite. Bring parents in and give them their own entrance, kitchen and laundry. Put an adult kid down there. Or rent it long term and let it cover a good chunk of your mortgage while you enjoy the upper levels. The suite is properly licensed and permitted, so you are not inheriting anyone's shortcuts, and switching between family use and rental use takes no work at all.The house itself. Five bedrooms and three and a half baths total. Upstairs is three bedrooms and two and a half baths with a king primary, walk in closet and a spa ensuite with a soaker tub, plus a media loft that works as a second family room. Central A/C. Downstairs is two bedrooms and a ...

4pc Bathroom 6.50 Ft x 7.58 Ft
5pc Bathroom 9.33 Ft x 18.33 Ft
Bedroom 11.58 Ft x 10.83 Ft
Bedroom 10.08 Ft x 10.83 Ft
Laundry room 7.83 Ft x 5.50 Ft
Loft 15.92 Ft x 10.50 Ft
Bedroom 12.83 Ft x 9.92 Ft
Kitchen 15.17 Ft x 10.75 Ft
Recreational, Games room 15.17 Ft x 9.83 Ft
Furnace 5.58 Ft x 9.92 Ft
2pc Bathroom 5.00 Ft x 5.08 Ft
Dining room 12.75 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

https://www.gettygroup.ca/

RE/MAX Realty Professionals

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Primary Bedroom 13.25 Ft x 15.92 Ft

4pc Bathroom 4.92 Ft x 10.83 Ft

Bedroom 11.33 Ft x 10.83 Ft

Kitchen 15.42 Ft x 18.42 Ft

Living room 14.67 Ft x 14.92 Ft

Office 7.00 Ft x 5.50 Ft