

# \$820,000 - 1520 15 Avenue Sw, Calgary

MLS® #A2230963

**\$820,000**

4 Bedroom, 3.00 Bathroom, 1,727 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

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.

Built in 1912

## Essential Information



MLS® #	A2230963
Price	\$820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,727
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1520 15 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X9

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 13th, 2025

Days on Market            63

Zoning                        M-C2

### **Listing Details**

Listing Office                The Real Estate District

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