$3,000,000 - 301 5 Avenue Ne, Calgary

MLS® #A2234866

$3,000,000
0 Bedroom, 0.00 Bathroom, 7,176 sqft
Multi-Family on 0.14 Acres

Crescent Heights, Calgary, Alberta

Turnkey Investment Opportunity â€“ Fully Furnished and Professionally Managed Airbnb 4-Plex in Prime Inner-City Location.

Welcome to an exceptional revenue-generating 4-plex in the highly sought-after community of Crescent Heightsâ€”just minutes from downtown Calgary. This rare offering features four fully furnished, professionally managed townhouse units, each operating as a successful short-term rental. For the savvy investor, this is a rare opportunity to secure a professionally managed, income-generating asset in a prime location; offering strong cash flow and long-term value.

Each spacious unit includes:

2300 Square Feet Of Livable Space Over 4 Levels |
4 Large Bedrooms, 4.5 Bathrooms |
Large West Facing Patio |
Spacious Bonus Room With Cozy Fireplace |
Fully Finished Basement With Wet Bar And Single Detached Garage |
Stylish, move-in-ready modern interiors curated for comfort and durability |

The property delivers an impressive cap rate of 6.05%, supported by consistent short-term rental performance and professional management already in placeâ€”making it a

truly turnkey, income-producing asset. Set in vibrant Crescent Heights, youâ€™re perched above the Bow River Valley with direct access to downtown via Centre Street; walk, bike, or drive in just minutes. This area blends the charm of a tight-knit residential neighborhood with bustling local businesses, trendy eateries, and scenic city views.

Key Highlights:
Fully operational as a high-performing Airbnb short term rental.
All furnishings included.
Managed by professionals for a seamless, turnkey experience.
Outstanding location.
Immediate cash-flow potential with long-term upside.
High-performing income property with 6.05% cap rate

Whether you continue as a short-term rental host or explore other investment strategies, this property checks every box.

Built in 2016

Essential Information

MLS® #	A2234866
Price	$3,000,000
Bathrooms	0.00
Square Footage	7,176
Acres	0.14
Year Built	2016
Type	Multi-Family
Sub-Type	4 plex
Style	3 Storey
Status	Active

Community Information

Address	301 5 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0K9

Amenities

Parking Spaces	4
# of Garages	4

Interior

Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
# of Stories	3

Additional Information

Date Listed	June 26th, 2025
Days on Market	37
Zoning	M-CG d72

Listing Details

Listing Office	Comox Realty

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