

# \$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.

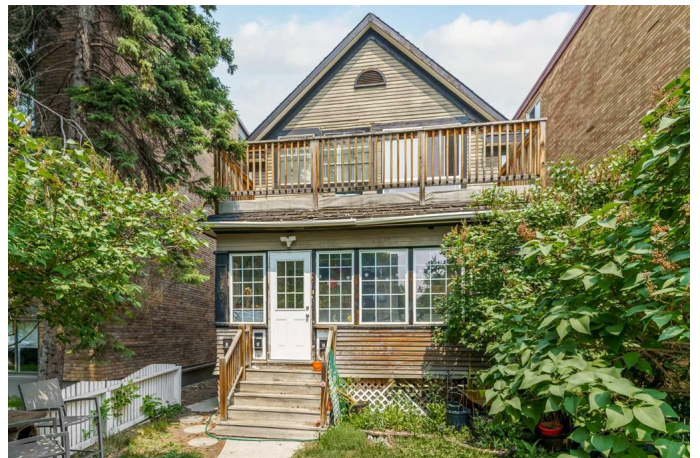
Each suite is uniquely laid out, maximizing functionality and charm, while providing tenants with privacy and comfort. The current rental setup generates solid revenue, and there's significant potential for increased returns with thoughtful renovations or legalizing the existing suites.

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                96  
Zoning                              M-C2

**Listing Details**

Listing Office                    The Real Estate District

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