

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

MLS® #A2224734

\$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® #	A2224734
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	May 26th, 2025
Days on Market	11
Zoning	M-CG

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.