

# \$2,900,000 - 301 5 Avenue Ne, Calgary

MLS® #A2234866

**\$2,900,000**

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          | \$2,900,000  |
| 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 | 88              |
| Zoning         | M-CG d72        |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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