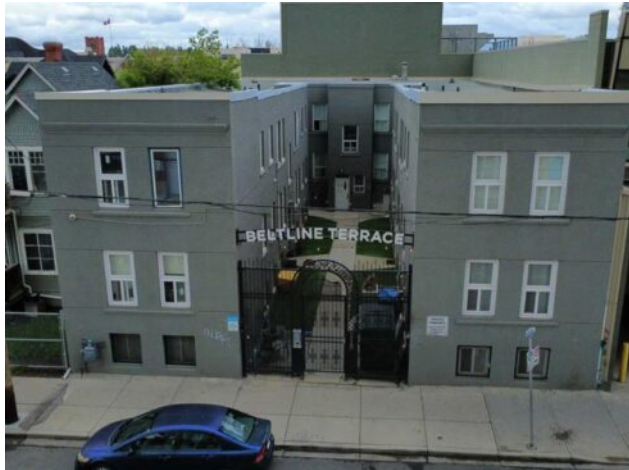




215 15 Avenue SE
Calgary, Alberta

MLS # A2322945



\$3,750,000

Division:	Beltline		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,450 sq.ft.	Age:	1912 (114 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	-	Bldg Name:	Beltline Terrace
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: All fixtures, furniture, fittings and window coverings. List to be provided with sale

Rare opportunity to acquire a fully renovated 16-unit multifamily building in Calgary's most rapidly transforming neighbourhood. The building comprises 9 bachelor suites and 7 one-bedroom suites, all fully upgraded, in a location that is arguably the most walkable and well-connected in the Beltline. Steps to Victoria Park/Stampede CTrain station, walkable to downtown Calgary and 17th Avenue, with an exceptional walk score that reflects the depth of amenity on the doorstep. The building has been comprehensively upgraded by the current ownership with no deferred maintenance. Every suite features new flooring, kitchens, and appliances. Common areas have been fully refreshed across both wings, 15 windows replaced, ButterflyMX smart access installed, and a coin laundry area retrofitted for resident use. The property sits at the centre of an event district that will only grow in scale and profile. NHL games at Scotia Place (opening 2027-28), the Calgary Stampede, major concerts, and international conventions at the BMO Centre draw visitors year-round. As new hotel supply from the W Calgary, JW Marriott, and Autograph Collection drives nightly rates higher, short-term rental demand in this pocket will follow. An incoming owner has the ability to apply for short-term rental licences for some or all units, positioning the building to capture that demand as it grows. For long-term holders, the fundamentals are equally compelling. Zoned CC-X (Centre City Mixed Use) with no maximum building height and hotel as a discretionary use, this is a land parcel whose value will appreciate alongside one of the most significant development cycles in Calgary's history. Current rents sit below market with the majority of leases expiring Q3/Q4 2026 and Q1 2027, providing immediate upside as the district continues to activate. Contact listing agent for more information.