

714 7 Avenue NE  
Calgary, Alberta

MLS # A2296979

## \$950,000



<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	1933 (93 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** na

This is a rare opportunity to acquire a fully operational, high-performing short-term rental in one of Calgary's most desirable inner-city communities. Located at 714 7th Avenue NE in Bridgeland/Renfrew, this property is just steps from downtown, transit, and the Bow River pathway system. The home is not simply suited for Airbnb use, it is already established as one of the top-performing three-bedroom short-term rentals in the city. It currently ranks among the highest in Calgary for gross revenue in its category, with 158 reviews, a 4.84 rating, and Superhost status. All performance metrics are documented and supported by AirDNA data. Over \$125,000 has been invested into renovations, furnishings, design, and technology, with a clear focus on maximizing guest experience and occupancy. The interior features a cohesive Mexican hacienda-inspired design with custom tile work, warm tones, and thoughtfully curated spaces that photograph well and encourage repeat bookings. The home offers three bedrooms, including a king suite, along with flexible sleeping arrangements such as trundles and a Murphy bed, allowing for a total capacity of up to 10 guests. There are 2.5 bathrooms, making it well suited for larger groups. One of the most unique features of this property is the fully permitted conversion of the triple-car garage into a games and entertainment space. This area includes arcade games such as Pac-Man and Buck Hunter, foosball, a Murphy bed, a minibar, and a half bathroom. This addition significantly enhances both guest experience and revenue potential in a way that is difficult to replicate. Additional features include a private hot tub with updated components, a dedicated home gym with proper flooring and equipment, a professional-grade kitchen designed for group use, smart locks, smart TVs with streaming capabilities,

high-speed Wi-Fi, and central air conditioning. The property is fully licensed under BL267439 and is actively operating on both Airbnb and VRBO. An experienced operations team is already in place and may be retained by the buyer, providing support with pricing strategy, guest communication, cleaning, maintenance, and claims management. This allows for a seamless transition with no interruption to revenue or operations. The property consistently benefits from strong seasonal demand, including significant revenue increases during events such as the Calgary Stampede. Comprehensive financial statements, market data, and a full buyer package are available to qualified purchasers. This is a turnkey investment that has been carefully built and optimized over time.