

**714 7 Avenue NE**  
**Calgary, Alberta**

**MLS # A2296979**

Exterior



**\$1,000,000**

<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

The #2 Revenue Three-Bedroom Airbnb in Calgary. Verified. Turnkey. For Sale. This is not a home that could be an Airbnb. It already is one, and it ranks #2 out of over 1,000 three-bedroom properties in Calgary by gross revenue. 158 reviews. 4.84 rating. Superhost status. AirDNA verified. Every number is documented, not projected. 714 7th Avenue NE sits in Bridgeland/Renfrew, one of Calgary's tightest inner-city markets, steps from downtown, transit, and the river. The home has been purpose-built for short-term rental performance from the ground up, with over \$125,000 invested in renovations, furnishings, design, and technology. The interior is a full Mexican hacienda concept. Custom tile, warm tones, bold textures, and curated spaces that photograph exceptionally and drive repeat bookings. This is what guests search for and remember. Three bedrooms including a king suite, trundles, and a Murphy queen. 2.5 bathrooms. 10-guest capacity across 10 beds. The triple-car garage has been converted into a fully permitted games room with Pac-Man, Buck Hunter, foosball, a Murphy queen bed, a mini bar, and a half bathroom. That licensed conversion is one of the property's biggest competitive edges, adding both capacity and a guest experience that standard listings cannot replicate. Additional amenities include a private hot tub (new controller and pumps), a dedicated home gym with proper flooring and equipment, a professional-grade kitchen designed for groups, smart locks, smart TVs, streaming, high-speed Wi-Fi, and central A/C. The property is fully licensed under BL26 and actively listed on Airbnb and VRBO. An experienced on-site operations team is already in place and available to the buyer, covering dynamic pricing, guest communications, cleaning, maintenance, and claims. The buyer can step in with zero revenue gap, zero

review rebuilding, and zero operational learning curve. Calgary Stampede alone drives a significant annual revenue spike every July, and the property's rolling performance captures that peak consistently. Full financial documentation, AirDNA market data, and a complete buyer package are available to qualified buyers. Opportunities like this do not come to market. They get built over years and sold once.