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## BED & BREAKFAST FOR SALE

Businesses and Franchises for Sale > Business for Sale




**Location**  
Calgary, Alberta

**Listing ID:**  
33962

**MLS ID:**  
A2285119

**\$2,200,000**



 **CALVIN KAWA**  
 (403) 512-9988

 Century 21 Bravo Realty  
 403-250-2882

 Calgary , Alberta

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 65	<b>Business Type</b> Bed & Breakfast
<b>Zoning</b> S-FUD	<b>Year Built</b> 1970	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 5017.00
<b>Building Area (Sq. M.)</b> 466.09	<b>Lot Size (Sq. Ft.)</b> 26371	<b>Lot Size (Acres)</b> 0.61
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

City of Calgary–approved Bed & Breakfast offering a rare live–work opportunity on a 0.63-acre lot in NW Calgary. Surrounded by estate properties and featuring stunning Rocky Mountain views, this property combines strong income potential, luxury living, and future development upside under FUD (Future Urban Development) zoning. Over 5,000 sq. ft. of developed living space with 7 bedrooms, 7 washrooms, multiple private entrances, and a turnkey B&B configuration ideal for owner-operators or investors. Fully furnished guest rooms, designated B&B parking, and City-compliant smoke/CO2 systems in place. Walkout basement with separate kitchenette and living area, upper-level B&B suite above the garage, and parking for 10–15 vehicles, including RV/boat parking. Septic and well (no city utility bills), dual furnaces and A/C, in-floor heating, and heated double garage. Located walking distance to LRT, with quick access to major roadways, schools, shopping, and services. A truly unique income-producing property within city limits.

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