# \$2,890,000 - 1832 17 Avenue Nw, Calgary

MLS® #A2236306

# \$2,890,000

0 Bedroom, 0.00 Bathroom, 4,462 sqft Multi-Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Enhance your real estate portfolio with this premier new construction rental development in Capitol Hill, one of Calgary's most desirable inner-city communities. Scheduled for completion in the end of 2026, this purpose-built investment property consists of two buildings featuring a total of eight rental suites. Each building includes a spacious upper unit with three bedrooms and 2.5 bathrooms, as well as a well-appointed lower unit offering one bedroom with kitchen and full bathroom. A four-car detached garage with lane access provides added convenience and tenant appeal. Strategically located near downtown Calgary, 17th Avenue, parks, transit, and shopping, the property is ideally positioned to attract quality tenants and command above-average rents. Investors will appreciate the thoughtful design, superior construction, and long-term rental potential of these townhomes. The development is distinguished by its low-maintenance Hardy board exterior, high-efficiency HVAC systems, and durable finishes throughoutâ€"ensuring reduced operating costs and long-term durability. These modern, well-designed units are tailor-made for consistent cash flow and minimal upkeep. With estimated rents of \$2,850 for upper suites and \$1,450 for lower units Whether you're a seasoned investor or looking to diversify your holdings, this exceptional income-generating property offers the perfect blend of location, quality, and financial performance. For more information,



# PROPOSED MULTI-FAMILY DEVELOPMENT ISSUED FOR DEVELOPMENT PERMIT MUNICIPAL ADDRESS 1923 17 Ave NN, Capany, AB 1204 17 Ave NN, Ca

contact us and take the next step toward securing a high-performing asset in Calgary's thriving rental market.

### Built in 1950

## **Essential Information**

MLS®# A2236306 Price \$2,890,000

**Bathrooms** 0.00 Square Footage 4,462 Acres 0.14 Year Built 1950

Type Multi-Family

Sub-Type 4 plex Active Status

# **Community Information**

1832 17 Avenue Nw Address

Subdivision Capitol Hill

City Calgary County Calgary Province Alberta Postal Code t2m 0s2

### **Amenities**

**Parking Spaces** 4

### Additional Information

**Date Listed** July 2nd, 2025

Days on Market 120 Zoning R-CG

### **Listing Details**

**Listing Office CIR Realty** 

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