

\$2,980,000 - 1832 17 Avenue Nw, Calgary

MLS® #A2236306

\$2,980,000

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 throughout—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,

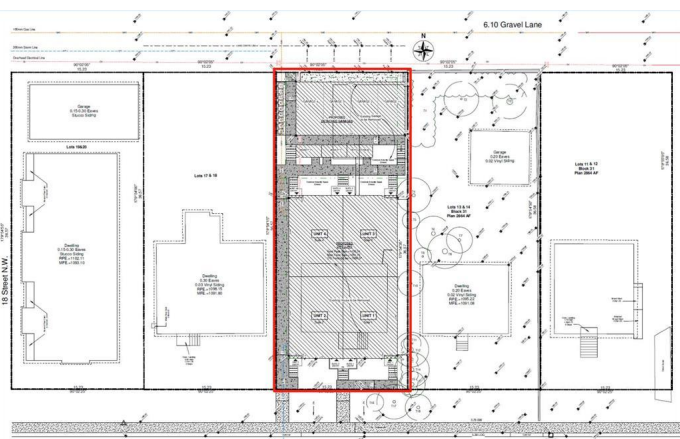


PROPOSED MULTI-FAMILY DEVELOPMENT
ISSUED FOR DEVELOPMENT PERMIT

MUNICIPAL ADDRESS
1832 17 Ave NW, Calgary, AB
LEGAL DESCRIPTION
Plan 2864AF, Block 31, Lot 15 & 16
LAND USE DESIGNATION
R-CO Residential - Grade Oriented Infill



BUILDING LOT AREA	
Lot 1	1,147.00
Lot 2	1,147.00
Lot 3	1,147.00
Lot 4	1,147.00
Lot 5	1,147.00
Lot 6	1,147.00
Lot 7	1,147.00
Lot 8	1,147.00
Lot 9	1,147.00
Lot 10	1,147.00
Lot 11	1,147.00
Lot 12	1,147.00
Lot 13	1,147.00
Lot 14	1,147.00
Lot 15	1,147.00
Lot 16	1,147.00
Lot 17	1,147.00
Lot 18	1,147.00
Lot 19	1,147.00
Lot 20	1,147.00
Lot 21	1,147.00
Lot 22	1,147.00
Lot 23	1,147.00
Lot 24	1,147.00
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Lot 26	1,147.00
Lot 27	1,147.00
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Lot 29	1,147.00
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Lot 31	1,147.00
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Lot 92	1,147.00
Lot 93	1,147.00
Lot 94	1,147.00
Lot 95	1,147.00
Lot 96	1,147.00
Lot 97	1,147.00
Lot 98	1,147.00
Lot 99	1,147.00
Lot 100	1,147.00



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	\$2,980,000
Bathrooms	0.00
Square Footage	4,462
Acres	0.14
Year Built	1950
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	1832 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0S2

Amenities

Parking Spaces	4
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Additional Information

Date Listed	July 2nd, 2025
Days on Market	69
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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