

\$3,289,000 - 4107 17 Avenue Sw, Calgary

MLS® #A2243594

\$3,289,000

0 Bedroom, 0.00 Bathroom, 5,793 sqft

Multi-Family on 0.18 Acres

Glendale., Calgary, Alberta

Elevate your real estate portfolio with this exceptional new 8-plex in Glendale — a thriving inner-city Calgary community known for its strong rental demand and access to amenities.

Currently in the finishing stage with completion scheduled for the end of August, this purpose-built property sits on a generously sized 7,600+ sq ft lot, offering thoughtful design and high-end finishes throughout. Each unit features luxury vinyl plank flooring, low-maintenance quartz countertops, and tankless hot water systems for modern efficiency.

The building consists of four spacious upper suites, each approximately 1,450 sq ft with 3 bedrooms and 2.5 baths, and four legal 2-bedroom basement suites, all over 650 sq ft, providing ideal layouts for long-term tenancies or multi-generational living. Separate entrances and independent utility meters enhance privacy and functionality across all units.

This is a rare opportunity to acquire a high-yield, low-maintenance asset in a desirable neighbourhood — just minutes from downtown, major roads, transit, and schools. Whether you're expanding your portfolio or looking for a solid new-build investment, this 8-plex delivers both immediate and long-term value.



Built in 2025

Essential Information

MLS® #	A2243594
Price	\$3,289,000
Bathrooms	0.00
Square Footage	5,793
Acres	0.18
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

Community Information

Address	4107 17 Avenue Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0C8

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer
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Additional Information

Date Listed	July 26th, 2025
Days on Market	45
Zoning	H-GO

Listing Details

Listing Office	CIR Realty
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