



## 4903 20 Avenue Calgary Alberta

\$3,200,000

Introducing a Brand New 4plex in the vibrant neighbourhood of Montgomery, featuring Legal Suites. Each unit showcases an open concept design that seamlessly integrates the living room, dining area, and kitchen on the main floor, creating a spacious and inviting atmosphere. The upper level is thoughtfully arranged with three bedrooms, including a luxurious master suite, 2.5 bathrooms, and a convenient laundry area. The fully finished basement in each unit includes a legal suite with a private bedroom, bathroom, separate laundry, and furnace, ensuring optimal privacy and comfort for tenants. This exceptional property is just minutes from the serene Bowness Park, Market Mall, the University of Calgary, Ambrose University, SAIT, the Children's Hospital, and the Foothills Hospital. Its strategic location underscores the unparalleled appeal of this investment. This turnkey property is a rare find, presenting a unique opportunity to invest in brand-new construction designed to attract premium rental returns. Moreover, the potential to leverage the CMHC Select Financing program offers an enticing avenue to finance your investment under highly favourable terms, significantly enhancing the financial viability of this venture. (id:6769)

Listing Presented By:



Originally Listed by:  
Exa Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca