



4107 17 Avenue Calgary Alberta

\$3,289,000

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. (id:6769)

Listing Presented By:



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CIR Realty



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