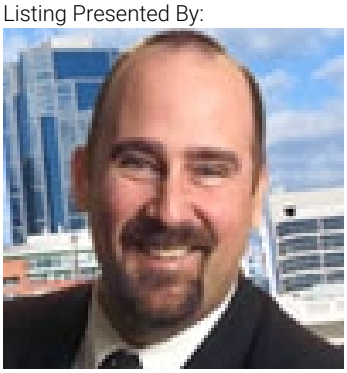


1832 27 Avenue Calgary Alberta

$3,300,000

Make this investment the cornerstone of your real estate portfolio! Exceptional new-construction investment opportunity in Capitol Hill, one of Calgary's most desirable inner-city communities. Backing directly onto Confederation Park Golf Course and scenic walking and biking paths, this purpose-built development combines an outstanding location with modern construction and excellent long-term investment potential.Anticipated completion and closing is Spring 2027, giving buyers valuable time to arrange financing, including the opportunity to explore CMHC MLI Select financing. The project features eight suites across this thoughtfully designed corner-lot development. The spacious upper units offer approximately 1,361 sq. ft. with three bedrooms and 2.5 bathrooms, complemented by generous 622 sq. ft. one-bedroom, 1 full bath plus den lower suites. A four-car detached garage with lane access further enhances the functionality and appeal of the property.Situated on a 6,000 sq. ft. corner lot, the south facing development offers larger-than-average layouts, excellent unit separation and impressive curb appeal compared with typical inner-city infill properties. Durable finishes, low-maintenance Hardie board exteriors and high-efficiency HVAC systems are designed to provide long-term performance while helping minimize ongoing maintenance.The location is equally impressive. Residents will be minutes from SAIT, the University of Calgary, Foothills Medical Centre and Alberta Children's Hospital, while enjoying convenient access to downtown Calgary, 16th Avenue and major transit routes. The combination of employment centers, post-secondary institutions, healthcare facilities and recreation makes Capitol Hill an exceptionally attractive rental location.This is a rare opportunity to acquire a brand-new, purpose-built, eight-suite investment property in a highly sought-after inne...

Listing Presented By:



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