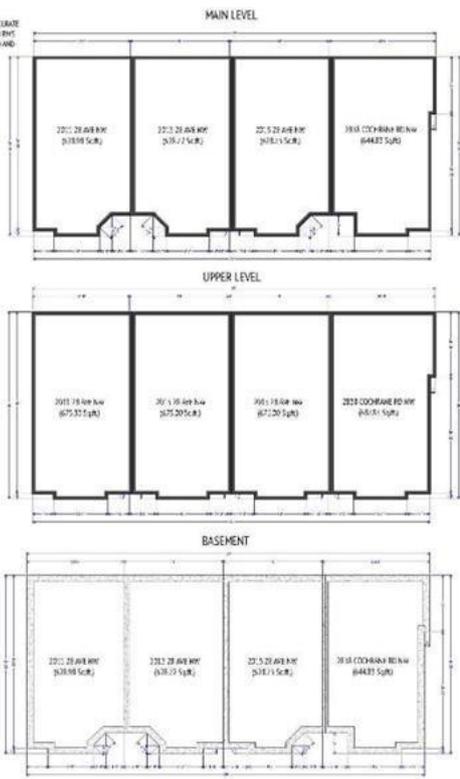


2015 - 28 AVENUE NW, CALGARY
 MAIN - 2060.22 Sq Ft / 235.15 m²
 UPPER - 2736.81 Sq Ft / 253.89 m²
 BASEMENT - 4441.52 Sq Ft / 407.11 m²
 TOTAL WITH LOW GRADE - 7775.65 Sq Ft / 722.16 m²

JUSTIN WARTHE
 REAL BROKER
 MARCH 7, 2026

MULTI-FAMILY 4-UNIT RESIDENTIAL
 ROW HOUSE
 REGULAR REVENUE MONTHLY TENANTS
 EXTERIOR WALL AT POSITION
 *ALL MEASUREMENTS ARE BELIEVED ACCURATE
 AND PERFORMED IN ACCORDANCE WITH RYS
 GUIDELINES, BUT ARE NOT GUARANTEED AND
 SHOULD BE INDEPENDENTLY VERIFIED.



ZOON MEDIA IS NOT LIABLE FOR PRE-BUILD CONSTRUCTION AS FIGURES ARE BASED ON PROPERTY BLUEPRINTS.
 *BLUEPRINT CONVERSION/DRAWINGS ARE NOT INSURED BY ZOON MEDIA. ZOON MEDIA INC.

2015 28 Avenue Calgary Alberta

\$3,150,000

Pre-construction multi-family investment opportunity positioned in the highly desirable inner-city community of Banff Trail, offering a purpose-built 4-plex designed for long-term rental stability and strong future demand. Thoughtfully planned with 4 upper residences and additional lower living spaces designed as legal suites, the project delivers 8 potential income-generating units within a location that consistently attracts students, professionals and long-term tenants seeking convenient access to Calgary's core amenities. Designer neutral finishes and quality craftsmanship are planned throughout, creating durable and timeless interiors that appeal to a broad tenant demographic while supporting efficient long-term maintenance. Upper residences are designed with attached garages, an increasingly valuable feature in inner-city communities where secure parking improves both rental appeal and year-round convenience. The location further strengthens the investment profile. Positioned just 1.5 blocks from both Canmore Park and Confederation Park, residents will enjoy immediate access to extensive green space, pathways and year-round recreation that significantly enhances lifestyle appeal. Daily commuting and connectivity are equally convenient with nearby LRT access providing direct transit service across the city and into downtown. Educational institutions within walking distance further support stable rental demand including elementary, junior high and high schools, while the University of Calgary sits approximately a 20-minute walk away, making the area particularly attractive for student and academic tenants. Established streets, mature surroundings and ongoing inner-city development continue to reinforce Banff Trail as one of Calgary's most sought-after locations for multi-family investment. Pre-construction positioning allows investors to secure a thoughtfully d...

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