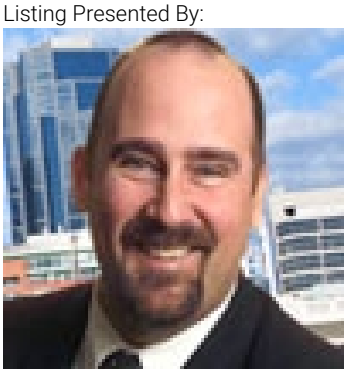


2639 36 Street Calgary Alberta

$3,899,900

RARE THREE-STOREY 8-PLEX IN KILLARNEY | 3-BEDROOM UPPER UNITS | 3.5 BATHROOMS EACH, a rare opportunity to acquire a beautifully designed 8-plex in the highly sought-after community of Killarney, offering an exceptional unit mix and a premium rental product designed to maximize tenant appeal and rental income potential. Located on popular 36 Street, the property is close to an abundance of shopping, restaurants, services and everyday amenities, with excellent access to major roadways and surrounding communities.The four upper residences are truly exceptional and rarely found in the Calgary multifamily market. Each offers nearly 1,900 sq. ft. across three full levels, with 3 bedrooms and an incredible 3.5 bathrooms. Each bedroom features its own private ensuite, complemented by an additional powder room -- an exceptionally rare configuration for a rental property and a major advantage for attracting quality tenants.The top floor also features a spacious bonus room and wet bar, providing highly desirable flexible living space that can function as a family room, media room, home office or entertaining area. Combined with the generous square footage and exceptional bathroom count, these upper units offer the feel and functionality of a high-end townhome rather than a typical multifamily rental.Modern, durable finishes include LVP flooring throughout, quartz countertops, floor-to-ceiling cabinetry and MDF closet organizers. The thoughtful layouts and abundance of storage further enhance the functionality and long-term rental appeal.The four lower-level residences are approximately 650 sq. ft. each and feature a desirable 1-bedroom + den, 1-bathroom layout. The den adds valuable flexibility for a home office, guest space or additional living area, creating another highly marketable rental configuration.The combination of four exceptionally large 3-bedroom, 3.5-bathroom up...

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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