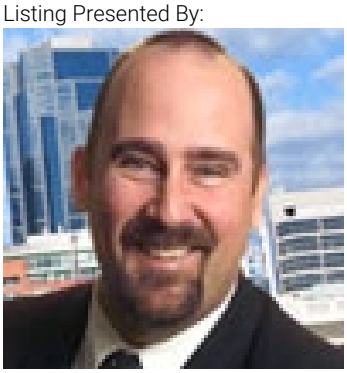


2811 2 Street Calgary Alberta

$3,199,000

Exceptional investment opportunity in the heart of Tuxedo Park, one of Calgary's premier inner-city communities. Situated on a prime corner lot, this brand-new, purpose-built multi-family development offers an unprecedented 20 total bedrooms across 8 self-contained, income-generating units. The asset features 4 thoughtfully designed above-grade townhomes (3 beds above grade) paired with 4 fully legal below-grade suites (2 beds below grade), all boasting private independent entrances to maximize operational flexibility and cash flow. High-end, low-maintenance finishes include quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy-efficient windows. A single detached garage provides excellent potential for additional revenue. Minutes to downtown with seamless access to transit, major routes, and amenities. Eligible for MLI Select financing, this turnkey asset represents a rare, high-performance acquisition for any sophisticated portfolio. Q1 2027 completion. Upon a firm sale, buyers may have the opportunity to select certain interior and exterior finishes and colour selections, subject to builder timelines. Contact today for full details. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

https://harmanpowar.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca