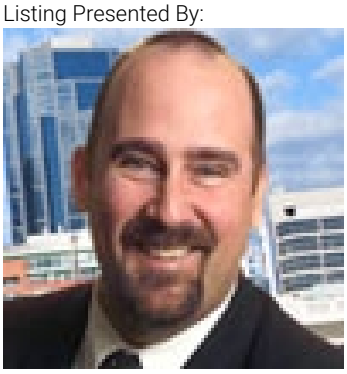


3721 21 Avenue Calgary Alberta

$3,450,000

RARE TWO-STOREY 8-PLEX WITH ROOF TOP PATIO AMENITY SPACE IN KILLARNEY | 3-BEDROOM UPPER UNITS | 2.5 BATHROOMS EACH, TRIPLE PANE WINDOWS, IN FLOOR HEAT IN THE LOWER UNITS, HOT WATER ON DEMAND, BIKE STORAGE, ROOF TOP AMENITY SPACE, PRIVATE BACKYARDS. This is a rare opportunity to acquire a beautifully designed 8-plex (8 fully self-contained rental units complete with 4 single garages) 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 walking distance to C-train/bus, 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 just over 1,400 sq. ft. on 2 levels, with 3 bedrooms and 2.5 bathrooms. 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 plenty of closet space. The thoughtful layouts and abundance of storage further enhance the functionality and long-term rental appeal. The four lower-level residences are approximately 680 sq. ft. each and feature a desirable 2-bedroom + 1-bathroom layout, IN FLOOR heat, and the lower units have access to the LARGE ROOF TOP PATIO of the garage, this is A FIRST for these kind of projects ! With premium finishes, generous floor plans and a location surrounded by shopping and amenities, this property offers multiple opportunities to maximize rental income while providing tenants with a level of space and functionality rarely available in C...

Listing Presented By:



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