

\$3,250,000

DECEMBER 2025

For Sale 8plex

4640 22 Ave NW, Calgary, Alberta



Neighbourhood
Montgomery

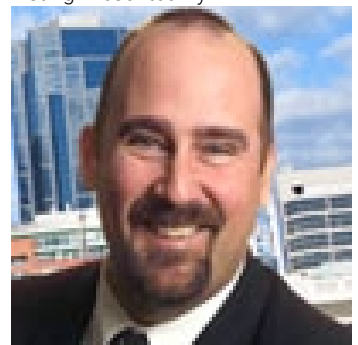
Completion by
June 2026

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Click brochure link for more details. Brand New 8-Plex in Montgomery (NW Calgary) Foundation Completed | Estimated Completion: June 2026
Amazing opportunity to secure a high-demand 8-unit purpose-built rental property in one of Calgary's strongest and most desirable rental corridors. Unbeatable Location - Montgomery NW o Minutes from University of Calgary, Market Mall, Foothills Hospital & Children's Hospital o Right next to schools, transit, parks and shopping o Strong long-term rental demand with excellent tenant pool
Property Features o 4 street-facing townhouses on a corner lot -- great curb appeal o Each townhouse includes a 1-bed legal basement suite o Separate exterior entrances for all basement units o Separate utility meters & furnaces for all 8 units o 4 single-car garages with lane access o Modern layout and a well-designed floorplan optimized for rental income
Perfect For: Buy-and-hold investors, portfolio builders, or anyone looking for a brand-new turnkey multi-family asset in NW Calgary. (id:6769)

Listing Presented By:



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RE/MAX Realty Professionals

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