



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2371 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2228946**



**\$3,500,000**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Banff Trail                |               |                  |
| <b>Type:</b>     | Multi-Family/Row/Townhouse |               |                  |
| <b>Style:</b>    | Townhouse                  |               |                  |
| <b>Size:</b>     | 5,821 sq.ft.               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | -                          | <b>Baths:</b> | -                |
| <b>Garage:</b>   | Quad or More Detached      |               |                  |
| <b>Lot Size:</b> | 0.15 Acre                  |               |                  |
| <b>Lot Feat:</b> | -                          |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                        | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                              | <b>Water:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features                              |                   |      |

**Inclusions:** N/A

Presenting an excellent opportunity to expand your investment portfolio close to the U of C! This BRAND NEW 8-plex is nearing completion (end of July), located on a large 55x120 corner lot mere minutes from the University of Calgary and University C-Train station. The upper 2 storey units offer 10' main floor ceilings, 9' and vaulted 2nd floor, a Primary bedroom with a 4 piece ensuite and walk-in closet, 2 more bedrooms, 4pc bathroom, powder room, living room, kitchen, dining room and laundry. Living room has built-in features, front and rear entrance and single garage parking. Lower units have 9' ceilings, 1 bedroom plus a flex room, living room, kitchen and laundry as well. Interiors will also have stainless steel appliances, QUARTZ counters and LVP floors with tiled bathrooms. The exterior is well presented with Hardie siding and stone accents, sidewalks front/rear and nicely treed too! Take advantage of Calgary's booming rental market in one of the most desirable locations with C-Train access, minutes to the University and less than 15 minutes to downtown.