



GRASSROOTS
REALTY GROUP

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4121 17 Avenue SW
Calgary, Alberta

MLS # A2243594



\$3,289,000

Division:	Glendale		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	5,793 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	H-GO
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Elevate your real estate portfolio with this exceptional new 8-plex in Glendale — a thriving inner-city Calgary community known for its strong rental demand and access to amenities. Currently in the finishing stage with completion scheduled for the end of August, this purpose-built property sits on a generously sized 7,600+ sq ft lot, offering thoughtful design and high-end finishes throughout. Each unit features luxury vinyl plank flooring, low-maintenance quartz countertops, and tankless hot water systems for modern efficiency. The building consists of four spacious upper suites, each approximately 1,450 sq ft with 3 bedrooms and 2.5 baths, and four legal 2-bedroom basement suites, all over 650 sq ft, providing ideal layouts for long-term tenancies or multi-generational living. Separate entrances and independent utility meters enhance privacy and functionality across all units. This is a rare opportunity to acquire a high-yield, low-maintenance asset in a desirable neighbourhood — just minutes from downtown, major roads, transit, and schools. Whether you're expanding your portfolio or looking for a solid new-build investment, this 8-plex delivers both immediate and long-term value.