



GRASSROOTS
REALTY GROUP

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1926/1928 32 Street SW
Calgary, Alberta

MLS # A2255248



\$1,700,000

Division:	Killarney/Glengarry		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	1995 (30 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Bldg Name:	-
Floors:	Carpet, Laminate	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Public Sewer
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Water
Features:	See Remarks		

Inclusions: Dishwasher (4), Stove (4), Refrigerator (4), Washer/Dryer (4)

A rare opportunity to own the entire building in the highly sought-after community of Killarney. This 4-corner, 4-plex townhome condo's offers a proven track record of steady rental income with 0% vacancy, excellent tenants already in place and sits on a 50' x 120' lot on a quiet street in Killarney. Each of the four units is a fully self-contained, two-storey townhouse-style home with a developed basement, designed for privacy and functionality. The two front units offer approximately 1,720 sq.ft. of living space, while the two back units feature about 1,665 sq.ft. Layout highlights include: 2 bedrooms + full bath on the upper level, generous rec room (used as a 3rd bedroom) + 2nd full bath in the basement, in-suite laundry in every unit, separate outdoor patio space, parking pad for each unit, and separate utilities (all paid by tenants.) With its turnkey setup, reliable income, and desirable inner-city location, this property checks all the boxes for investors seeking cash flow, stability, and long-term growth potential.