



GRASSROOTS
REALTY GROUP

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1926/1928 32 Street SW
Calgary, Alberta

MLS # A2269871



\$1,600,000

Division:	Killarney/Glengarry		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	4,938 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:	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.) Brand new roof and siding on the North side November 2025. 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.