



GRASSROOTS
REALTY GROUP

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1932 29 Street SW
Calgary, Alberta

MLS # A2274074



\$3,370,000

Division:	Killarney/Glengarry		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	4,760 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Brand-new 4-plex build in prime Killarney, located directly across from the Killarney Aquatic & Recreation Centre. This purpose-built property features 4 main units, plus 4 legal basement suites, offering a total of 8 fully self-contained units. Each unit has its own private exterior entry—a rare design that maximizes rental income and tenant privacy. The four main units feature three bedrooms upstairs, including a primary bedroom with an ensuite and a walk-in closet, along with open-concept main-floor living spaces. The four legal basement suites each include 2 bedrooms, a full kitchen, a living area, and separate entrances. Additional highlights include 4 single garages, private decks/patios, individual utility metering (per builder), and an unbeatable inner-city location minutes to 17th Ave and downtown. A turnkey 8-unit 4-plex investment in one of Calgary's strongest rental markets.