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MLS # A2275266

4640 22 Ave NW, Calgary, Alberta



Division:	Montgomery		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	4,892 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Call Seller Directly

Click brochure link for more details. Brand New 8-Plex in Montgomery (NW Calgary) Foundation Completed | Estimated Completion: June 2026 Amazing opportunity to secure a high-demand 8-unit purpose-built rental property in one of Calgary's strongest and most desirable rental corridors. Unbeatable Location – Montgomery NW

- Minutes from University of Calgary, Market Mall, Foothills Hospital & Children's Hospital
- Right next to schools, transit, parks and shopping
- Strong long-term rental demand with excellent tenant pool

Property Features

- 4 street-facing townhouses on a corner lot — great curb appeal
- Each townhouse includes a 1-bed legal basement suite
- Separate exterior entrances for all basement units
- Separate utility meters & furnaces for all 8 units
- 4 single-car garages with lane access
- Modern layout and a well-designed floorplan optimized for rental income

Perfect For: Buy-and-hold investors, portfolio builders, or anyone looking for a brand-new turnkey multi-family asset in NW Calgary.