



**GRASSROOTS**  
REALTY GROUP

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**2311 13 Street NW**  
**Calgary, Alberta**

**MLS # A2275293**



**\$9,750,000**

Division:	Capitol Hill		
Type:	Commercial/Multi Family		
Style:	-		
Size:	18,770 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	High Efficiency, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

**Inclusions:** 8 gas stoves, 8 refrigerators, 8 dishwashers, 8 washers, 8 dryers, 8 garage door openers and controls

A rare opportunity to acquire an entire luxury 8-unit townhome complex directly fronting Confederation Park in coveted Capitol Hill. Century Park Townhomes were originally built for ownership and deliver exceptional craftsmanship, premium materials, and timeless architecture. Each unit features chef-inspired kitchens with gas ranges, floor-to-ceiling tile bathrooms, gas fireplaces, solid-core doors, and attached garages. Private rooftop patios include gas, electrical, and drainage rough-ins, with many units offering unobstructed park views. Heated driveway pads provide effortless year-round access. Six unique floor plans range from 2&ndash;4 bedrooms, with flex/den options ideal for executive tenants. This turnkey luxury rental asset offers outstanding tenant appeal, immediate possession, and an irreplaceable inner-city location minutes to downtown, SAIT, U of C, and major amenities.