



2311 13 Street NW
Calgary, Alberta

MLS # A2275293

\$9,750,000



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 2–4 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.