



**2604 18 Street SW**  
**Calgary, Alberta**

**MLS # A2291253**



**\$3,899,600**

<b>Division:</b>	Bankview		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	8,064 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Water:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Brand New 8 Plex Investment Opportunity in Bankview with Completion set for November 1, 2026 \*\*An exceptional opportunity to add a HIGH END building to your portfolio in the sought-after inner-city community of Bankview!! This thoughtfully designed development features 4 - three storey townhomes, each offering over 2016 sq ft (builders plans) 3 bedrooms and 3.5 bathrooms, spacious layouts, and private upper decks with downtown views. The property also includes 4 - lower level 788 sq ft (builders plans) 2 bedroom suites creating eight well appointed rental units in total, plus four detached garages. Built with quality and comfort in mind, the project will feature hardwood flooring, in-floor heating in the basement suites, upgraded windows, contemporary lighting and fixtures, and private entrances for each unit, delivering a modern rental product designed to attract long term tenants. Ideally located just steps from the vibrant shops, restaurants, and nightlife of 17th Avenue SW and only minutes to downtown Calgary, this property offers outstanding convenience and strong tenant appeal. Investors can also take advantage of CMHC MLI Select financing while benefiting from Calgary's strong and growing rental market. Contact us today for a full list of features, upgrades, and additional investment details.