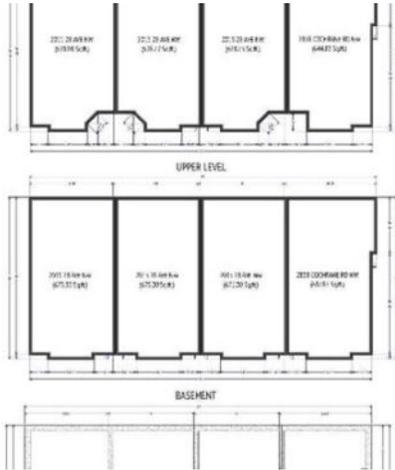




2015 28 Avenue NW
Calgary, Alberta

MLS # A2292323



\$3,150,000

Division:	Banff Trail		
Type:	Commercial/Multi Family		
Style:	-		
Size:	7,776 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Refrigerator x 8, Washer x 8, Dryer x 8, Electric Stove with Oven x 8, Dishwasher x 8, Hood Fan x 8, Garage Opener x 4, Garage Door Controls x 4

Pre-Construction 4-Plex Investment Opportunity in Banff Trail | Eligible for CMHC MLI Select Financing Exceptional pre-construction multi-family investment opportunity in Banff Trail, one of Calgary's most desirable inner-city communities, designed specifically for investors seeking strong rental demand, long-term appreciation, and potential qualification under the CMHC MLI Select Program. This purpose-built 4-plex with legal basement suites offers the potential for 8 income-generating rental units, making it an ideal asset for investors targeting multi-family cash flow in Calgary's inner city. The thoughtfully designed layout includes four spacious upper residences paired with four legal secondary suites, maximizing rental density while maintaining a high-quality living environment that attracts stable, long-term tenants. Each upper residence is planned with attached garages, a highly sought-after feature in Calgary's inner-city rental market that significantly increases tenant appeal, security, and year-round convenience. Interiors will feature timeless designer finishes, neutral palettes, and durable materials, ensuring broad tenant appeal while minimizing long-term maintenance costs and supporting strong occupancy. From a financing perspective, the project presents a compelling opportunity for investors looking to structure acquisitions under the CMHC MLI Select Program, which can provide high-leverage financing, extended amortization periods, and attractive interest rates for purpose-built rental housing. The inclusion of multiple rental units and legal suites aligns well with the program's objectives of increasing rental supply while supporting long-term housing stability. The Banff Trail location further enhances the property's investment fundamentals. Positioned just 1.5 blocks from Canmore Park and

Confederation Park, residents benefit from immediate access to Calgary's premier green spaces, pathway systems, and year-round outdoor recreation. This lifestyle appeal consistently drives strong rental demand in the area. Transit accessibility is another key advantage. Nearby LRT stations provide direct connections to downtown Calgary, making commuting simple for professionals and students alike. The property also sits within walking distance of multiple schools and is approximately 20 minutes on foot to the University of Calgary, positioning the asset perfectly to capture demand from students, faculty, healthcare workers, and young professionals. Banff Trail continues to see significant inner-city redevelopment and infill growth, reinforcing its reputation as a prime Calgary multi-family investment corridor. The combination of proximity to downtown, transit, parks, and major institutions creates a durable rental market with strong long-term fundamentals. With pre-construction pricing, investors have the opportunity to secure a high-density income property in Calgary's inner city before completion, benefiting from potential appreciation during constructi