



3119 45 Street SW
Calgary, Alberta

MLS # A2292426

\$2,950,000



Division:	Glenbrook		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	4,694 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached, Secured		
Lot Size:	0.12 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Garage Door Openers

An excellent opportunity to expand your investment portfolio in the desirable southwest community of Glenbrook. This brand-new fourplex, nearing completion with anticipated occupancy in late Spring 2026, offers modern design, strong rental appeal, and a location that continues to attract quality tenants. Each of the upper two-storey units offers 1,173 sq ft of thoughtfully designed living space, featuring an open-concept main floor with a spacious living area, contemporary kitchen, and convenient 3-piece powder room. Upstairs, the layout includes a primary bedroom with a private 3-piece ensuite along with two additional bedrooms, making these units well suited for families or professional tenants. Each unit is complemented by a separate legal basement suite (556 sq ft) with its own entrance, complete with one bedroom, living area, and kitchen, creating excellent additional rental income potential. All eight units are separately metered, helping simplify management while giving tenants control over their own utilities. The property also features four secure garage parking stalls and dedicated bike parking, amenities that further enhance its appeal for renters. Glenbrook's central southwest location provides easy access to downtown Calgary, while being close to great schools, parks, shopping, and transit. Major institutions such as Mount Royal University are just minutes away, making this an attractive option for a broad range of tenants. With eight total rental units, this property is also an excellent candidate for investors looking to qualify under the CMHC MLI Select program. A rare opportunity to secure a newly built multi-family investment property in one of Calgary's well-established and conveniently connected communities.