



2018, 2020, 2022, 2024 12 Avenue SW
Calgary, Alberta

MLS # A2293778



\$2,999,999

Division:	Sunalta		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	6,078 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Garage Faces Rear, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

An exceptional opportunity to elevate your investment portfolio in the highly sought-after inner-city community of Sunalta SW. This brand-new, custom-built fourplex—currently under construction with estimated completion in approximately 3 months—offers a rare combination of modern design, functional layouts, and strong rental potential in one of Calgary’s most convenient and walkable locations. Situated on a generous 5221 SF. lot, this thoughtfully designed property features four well-appointed units, each offering 3 bedrooms and 2.5 bathrooms. The two end units provide 1,535 sq ft of living space, while the two middle units offer 1,504 sq ft, all finished with durable vinyl plank flooring and contemporary finishes throughout. Each unit includes a single attached garage, adding to tenant appeal and long-term value. The main floor boasts an open-concept layout highlighted by impressive 13-foot ceilings in the living room, creating a bright and airy atmosphere. A stylish kitchen is equipped with quartz countertops, pantry storage, and LG appliances, seamlessly connecting to the dining area and rear deck—perfect for everyday living and entertaining. Second level features two spacious bedrooms, a 3-piece bathroom, a convenient laundry room, and a built-in Computer workstation with integrated wiring—ideal for remote work or study. The third floor is a standout feature, offering vaulted ceilings, a flexible space perfect for a yoga room or retreat, an additional 3-piece bathroom, a private balcony, and another built-in workspace. The fully developed basement includes a functional mudroom and a half bathroom, enhancing both practicality and livability. Property tax is to be assigned by the city upon completion. The exterior is finished with durable cement fibre board siding, and full fencing will be completed prior to possession.

Located in the vibrant community of Sunalta, residents will enjoy quick access to downtown Calgary, Sunalta LRT station, parks, schools, and the Bow River pathways. With nearby shops, cafes, and everyday amenities just minutes away, this location continues to attract quality tenants seeking inner-city convenience and lifestyle. A rare, turnkey investment opportunity in a high-demand rental market. Individual Unit can be purchased at the price of \$750,000.00.