



**6427 32 Avenue NW  
Calgary, Alberta**

**MLS # A2296289**



**\$2,550,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Multi-Family/Triplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	6,171 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	-		

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

**Features:** Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** 6 refrigerators, 6 washers, 6 dryers, 6 electric stoves with ovens, 6 dishwashers, 6 hood fans, 3 garage door openers and 3 garage controls

**Purpose-Built Triplex | 6 Doors | CMHC MLI Select**—Aligned Investment Opportunity in Bowness A rare opportunity to secure a brand new purpose-built triplex in Calgary’s Bowness community, strategically designed for maximum rental income, long-term appreciation, and CMHC MLI Select—aligned financing potential. Scheduled for completion in December 2026, this 3-storey multi-family investment property features 6 self-contained rental units under one title, offering strong income stability and operational efficiency for investors. Each of the three primary residences is paired with a legal 2-bedroom basement suite, creating a 6-door income-producing asset ideal for investors targeting high cash flow, optimized debt servicing, and long-term portfolio growth. With separate entrances, in-suite laundry, and independent living layouts, the property is designed to attract a broad tenant profile and minimize vacancy risk. The main and upper units feature modern open-concept layouts, with kitchens flowing seamlessly into dining and living areas to enhance livability and tenant retention. Upper levels include 3-bedroom configurations with dedicated laundry, while third-floor primary retreats offer private ensuites and flexible bonus space, increasing rental desirability and achievable rents. Legal basement suites are fully equipped with full kitchens, spacious living areas, and 2-bedroom layouts, expanding rental demand across multiple tenant segments. This configuration supports strong gross rental income, improved cap rates, and long-term asset performance, making it an ideal fit for investors seeking scalable multi-family properties in Calgary. Built with durable, low-maintenance materials and modern construction standards, this asset reduces ongoing capital expenditures and enhances long-term ownership

efficiency&mdash;key advantages for investors utilizing CMHC MLI Select financing to maximize leverage and amortization. Located in Bowness, NW Calgary, just steps from the Bow River pathways, parks, schools, and local amenities, this property benefits from consistent tenant demand, strong rental fundamentals, and excellent connectivity to major routes. The location supports both long-term appreciation and stable occupancy rates, critical for multi-family investment performance. Additional flexibility includes multi-generational living potential, allowing for strategic occupancy options or hybrid ownership structures. This is a rare, turnkey opportunity to acquire a brand new 6-unit multi-family investment property in Calgary, purpose-built for cash flow, scalability, and CMHC MLI Select optimization.