



**2831 36 Street SW**  
**Calgary, Alberta**

**MLS # A2300796**



**\$3,400,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	7,317 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Exceptional 8-Unit Multifamily Investment in Killarney &dash; Fully Rented | Turnkey | Assumable Mortgage Rare opportunity to acquire a purpose-built 8-unit multifamily property in the highly desirable community of Killarney. This quality-built asset features high-end finishings throughout and was constructed by a reputable builder, offering both durability and long-term appeal. The property consists of 4 upper units and 4 fully legal lower suites, all separately contained and each equipped with in-suite laundry. The upper units offer a premium layout, including two front 3-storey units with private primary retreats and private patios, along with two rear 2-storey units featuring functional, open-concept designs. All upper suites are equipped with central air conditioning, enhancing tenant comfort and marketability. This investment is 100% occupied with no vacancy, providing immediate and stable cash flow. The property also benefits from an assumable mortgage with CMHC MLI Select financing already in place, offering attractive financing terms for qualified buyers. Additional features include a 4-car garage, professional landscaping, and a fully turnkey operation with professional property management in place, making this an ideal low-maintenance investment. Located just half a block from public transit and within walking distance to amenities, this property offers excellent accessibility. Positioned near Marda Loop with quick access to downtown and major roadways including the ring road, the location supports strong, long-term rental demand.