



**111 26 Avenue NE**  
**Calgary, Alberta**

**MLS # A2301580**



**\$3,000,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,460 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** N/A

An exceptional opportunity to elevate your real estate portfolio with this architecturally refined, purpose-built fourplex, ideally located in the heart of Tuxedo Park—one of Calgary’s most desirable inner-city communities. Each of the four main residences is a thoughtfully designed two-storey home, featuring three spacious bedrooms on the upper level, open-concept main living areas, and a private detached garage. The lower-level suites offer one bedroom, a full kitchen, in-suite laundry, and separate private entrances—perfect for generating strong rental income or accommodating multi-generational living. Constructed with quality and longevity in mind, this property showcases premium modern finishes throughout, including quartz countertops, luxury vinyl plank flooring, designer ceramic tile, and stainless steel appliances. Each unit is fully self-contained with its own mechanical systems and laundry, ensuring complete independence and ease of management—featuring a total of eight furnaces, eight hot water tanks, eight laundry setups, and separate gas and water meters. Ideally situated just minutes from Downtown Calgary, the property offers convenient access to major roadways, public transit, parks, schools, and everyday amenities—making it highly attractive to both tenants and investors. Additionally, the property qualifies for the Canada Mortgage and Housing Corporation (CMHC) multi-unit financing program, providing investors with a compelling, low-risk entry into Calgary’s thriving rental market. Don’t miss this rare opportunity to own one of Calgary’s most visually striking and intelligently designed multi-family investments.