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## 4932 21 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31976


**MLS ID:**  
A2254062

**\$3,100,000**



 **SANTHOSH NATHAN**  
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 eXp Realty  
 403-262-7653

 4932 21 Avenue NW, Calgary , Alberta T3B 0X2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 270	<b>Zoning</b> R-CG
<b>Subdivision</b> Montgomery	<b>Building Type</b> See Remarks	<b>Year Built</b> 2026
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> 4994GI	<b>Building Area (Sq. Ft.)</b> 5026.00	<b>Building Area (Sq. M.)</b> 466.93
<b>Foundation</b> Poured Concrete	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Building Plans		

Don't miss out on this brand new 8plex complete with a 4-car detached garage at the rear. This unique offering features 8 modern units across 2 separate buildings (front and back buildings). The front building will feature 4 bedroom upper units while the back building will feature 3 bedroom upper units. This property has strong rental potential and the flexibility to generate cash flow, especially using the MLI Select program. Each residence is thoughtfully designed with contemporary finishes, open-concept layouts, and low-maintenance exteriors—perfect for attracting quality tenants. Located in the heart of Montgomery, this property is steps from the Bow River pathway system, Edworthy Park, Market Mall, Foothills Hospital, and the University of Calgary, making it highly desirable for professionals, students, and families alike. With quick access to downtown, major roadways, and transit, the location is both convenient and connected. This is a turnkey commercial multi-family property offering investors a rare chance to secure long-term rental income in one of Calgary's most sought-after and evolving communities. CMHC MLI Select mortgage to be assumed, contact for more details.

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