

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

212 32 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
33301


MLS ID:
A2275038

\$4,500,000



 **ABE ELHAGE**
 (877) 366-2213

 LPT Realty
 877-366-2213

 212 32 Avenue NE, Calgary , Alberta T2E 2G7

| | | |
|-------------------------------------|---|--|
| Transaction Type For Sale | Title Fee Simple | Days On Market 1 |
| Zoning R-CG | Subdivision Highland Park | Year Built 2025 |
| Structure Type Five Plus | Property Type Commercial | Property Sub Type Multi Family |
| Legal Plan 5942AD | Building Area (Sq. Ft.) 12343.23 | Building Area (Sq. M.) 1146.71 |
| Lot Size (Sq. Ft.) 8632 | Lot Size (Acres) 0.20 | Construction Type Composite Siding |
| Roof Asphalt Shingle | Foundation Poured Concrete | Heating Forced Air,Natural Gas |
| Lot Features Back Lane | Inclusions Fridge x 12, Stove x 12, dishwasher x 12, hoodfan x 6, built-in microwave x 6, Microwave/hoodfan combo x 6 | Restrictions None Known |
| Reports Floor Plans | | |

12 LEGAL UNITS | BRAND NEW 6-PLEX | PURPOSE-BUILT RENTAL | INNER-CITY LOCATION | CMHC MLI SELECT ELIGIBLE

| John Trinh & Associates designed this purpose-built for long-term performance, this brand new inner-city multifamily offering delivers 12 legal rental units across 6 thoughtfully designed townhouse-style homes, each paired with a fully self-contained legal lower unit to maximize income potential and operational efficiency. Contemporary architecture, durable materials, and functional layouts combine to support stable tenancy and low-maintenance ownership from day one. Above-grade residences span 3 levels and feature bright open-concept main floors where wide-plank flooring, oversized windows and recessed lighting create welcoming living spaces that attract quality tenants. Kitchens are designed for daily durability and broad appeal with stone countertops, full-height cabinetry, timeless tile, modern appliances and large peninsula islands that support casual dining and social connection. Upper levels provide well-proportioned bedrooms, modern bathrooms and in-suite laundry positioned to reduce daily friction and improve tenant retention. Select units include private balconies with downtown views, adding rental appeal and lifestyle value in an increasingly competitive inner-city market. Each lower-level residence is a fully legal suite with a private entrance, dedicated kitchen, comfortable living area, full bathroom, in-suite laundry, and a spacious bedroom, creating true separation between units for privacy, sound control, and flexible leasing strategies. Detached garages add secure parking and additional storage, enhancing functionality for both upper and lower occupants. The surrounding community supports consistent demand with close proximity to Confederation Park, Nose Hill Park, playgrounds, schools, transit corridors, and everyday services, while quick access to downtown and major routes strengthens rental stability and long-term appreciation. Modern construction standards, code-compliant separation and contemporary finish selections reduce capital risk while positioning the asset as a clean, turnkey acquisition. This offering suits investors seeking scalable income, portfolio diversification and durable inner-city exposure in a supply-constrained rental market where well-designed, legal units continue to outperform.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.