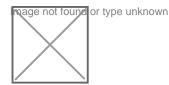


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2311 13 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

33304

MLS ID:

A2275293

\$9,750,000



- **△** GENE YAMADA
- **(403)** 714-5325
- Royal LePage Solutions
- **403-289-3322**
- 2311 13 Street NW, Calgary , Alberta T2M5G6

**Transaction Type** 

For Sale

Title

**Days On Market** 

Fee Simple

Zoning

M-CG

Subdivision Capitol Hill

Townhouse

**Building Type** Condo Complex

Year Built

2025

Structure Type

**Property Type** 

Commercial

**Property Sub Type** Legal Plan 2311379

Multi Family

Building Area (Sq. Ft.) 18770.00

Building Area (Sq. M.)

Lot Size (Sq. Ft.)

Lot Size (Acres)

1743.78

10656

0.24

**Construction Type** 

Wood Frame **Poured Concrete**  Cooling Central Air

Inclusions

**Foundation** 

Heating

8 gas stoves, 8 refrigerators, 8 High Efficiency, Natural Gas dishwashers, 8 washers, 8 dryers, 8

garage door openers and controls

Restrictions

None Known

Reports

Building Plans, Call Lister

A rare opportunity to acquire an entire luxury 8-unit townhome complex directly fronting Confederation Park in coveted Capitol Hill. Century Park Townhomes were originally built for ownership and deliver exceptional craftsmanship, premium materials, and timeless architecture. Each unit features chef-inspired kitchens with gas ranges, floor-to-ceiling tile bathrooms, gas fireplaces, solidcore doors, and attached garages. Private rooftop patios include gas, electrical, and drainage rough-ins, with many units offering unobstructed park views. Heated driveway pads provide effortless year-round access. Six unique floor plans range from 2-4 bedrooms, with flex/den options ideal for executive tenants. This turnkey luxury rental asset offers outstanding tenant appeal, immediate possession, and an irreplaceable inner-city location minutes to downtown, SAIT, U of C, and major amenities.

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