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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**
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 2311 13 Street NW, Calgary , Alberta T2M5G6

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning M-CG	Subdivision Capitol Hill	Building Type Condo Complex
Year Built 2025	Structure Type Townhouse	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 2311379	Building Area (Sq. Ft.) 18770.00
Building Area (Sq. M.) 1743.78	Lot Size (Sq. Ft.) 10656	Lot Size (Acres) 0.24
Construction Type Wood Frame	Foundation Poured Concrete	Cooling Central Air
Heating High Efficiency,Natural Gas	Inclusions 8 gas stoves, 8 refrigerators, 8 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, solid-core 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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