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2015 28 AVENUE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

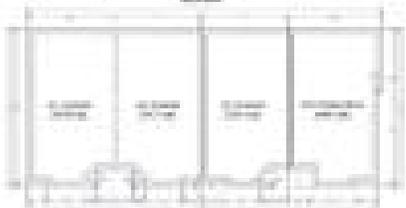
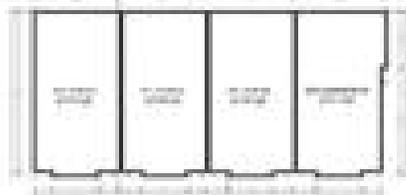
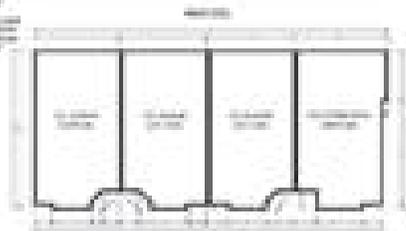
Listing ID:
34374

MLS ID:
A2292323

\$3,150,000

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JUSTIN WARTHE
(855) 623-6900

Real Broker
855-623-6900

2015 28 Avenue NW, Calgary, Alberta T2M 2L5

Transaction Type For Sale	Title Fee Simple	Zoning R-CG
Subdivision Banff Trail	Year Built 2026	Structure Type Townhouse
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 907GS
Building Area (Sq. Ft.) 7775.63	Building Area (Sq. M.) 722.37	Lot Size (Sq. Ft.) 6006
Lot Size (Acres) 0.14	Roof Asphalt Shingle	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Lot Features Back Lane	Access to Property Direct Access,Paved Road,Public Transportation Nearby
Inclusions Refrigerator x 8, Washer x 8, Dryer x 8, Electric Stove with Oven x 8, Dishwasher x 8, Hood Fan x 8, Garage Opener x 4, Garage Door Controls x 4	Restrictions None Known	Reports Floor Plans

Pre-construction multi-family investment opportunity positioned in the highly desirable inner-city community of Banff Trail, offering a purpose-built 4-plex designed for long-term rental stability and strong future demand. Thoughtfully planned with 4 upper residences and additional lower living spaces designed as legal suites, the project delivers 8 potential income-generating units within a location that consistently attracts students, professionals and long-term tenants seeking convenient access to Calgary's core amenities. Designer neutral finishes and quality craftsmanship are planned throughout, creating durable and timeless interiors that appeal to a broad tenant demographic while supporting efficient long-term maintenance. Upper residences are designed with attached garages, an increasingly valuable feature in inner-city communities where secure parking improves both rental appeal and year-round convenience. The location further strengthens the investment profile. Positioned just 1.5 blocks from both Canmore Park and Confederation Park, residents will enjoy immediate access to extensive green space, pathways and year-round recreation that significantly enhances lifestyle appeal. Daily commuting and connectivity are equally convenient with nearby LRT access providing direct transit service across the city and into downtown. Educational institutions within walking distance further support stable rental demand including elementary, junior high and high schools, while the University of Calgary sits approximately a 20-minute walk away, making the area particularly attractive for student and academic tenants. Established streets, mature surroundings and ongoing inner-city development continue to reinforce Banff Trail as one of Calgary's most sought-after locations for multi-family investment. Pre-construction positioning allows investors to secure a thoughtfully designed income property in a proven rental corridor with strong long-term fundamentals driven by proximity to parks, transit, education and downtown employment.

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