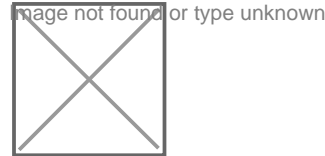


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1224 20 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34812

MLS ID:
A2300913

\$4,250,000



 **ADIL THOBANI**
 (403) 618-6984

 The Real Estate District
 403-618-6984

 1224 20 Avenue NW, Calgary , Alberta T2N 2K4

Transaction Type For Sale	Zoning H-GO	Subdivision Capitol Hill
Year Built 2025	Structure Type Townhouse	Property Type Commercial
Property Sub Type Multi Family	Legal Plan 3150P	Building Area (Sq. Ft.) 9356.00
Building Area (Sq. M.) 869.19	Lot Size (Sq. Ft.) 5995	Lot Size (Acres) 0.14
Inclusions N/A	Restrictions None Known	Reports None

Premium 10-Unit Multifamily Investment – Fully Rented | Assumable Mortgage | Inner-City Capitol Hill Exceptional opportunity to acquire a 10-unit purpose-built multifamily property in the highly sought-after inner-city community of Capitol Hill. This quality-built asset showcases high-end finishings throughout and was constructed by a reputable builder, offering long-term durability and strong tenant appeal. The property features 5 upper units and 5 fully legal suites below, all fully rented with zero vacancy, providing immediate income from day one. The upper units are thoughtfully designed as 3-storey layouts, each offering 3 bedrooms, 2.5 bathrooms, open-concept living spaces, private primary retreats, and private patios. All upper units are equipped with central air conditioning, further enhancing tenant comfort and desirability. Each of the 10 units includes in-suite laundry, providing convenience and independence for tenants. The property also benefits from an assumable mortgage with CMHC MLI Select financing already in place, offering favorable financing options for qualified buyers. Additional highlights include 5 rear parking stalls, professional landscaping, and a fully turnkey operation with professional property management in place, making this an ideal low-maintenance investment. Ideally located with quick access to downtown, and close to amenities, shopping, transit, and excellent schools, this property is well-positioned for long-term rental demand.

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