

\$3,200,000 - 1832 17 Avenue Nw, Calgary

MLS® #A2236306

\$3,200,000

0 Bedroom, 0.00 Bathroom, 6,000 sqft

Multi-Family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Enhance your real estate portfolio with this premier new construction rental development in Capitol Hill, one of Calgary's most desirable inner-city communities. Scheduled for completion in the end of 2026, this purpose-built investment property consists of two buildings featuring a total of eight rental suites. Each building includes a spacious upper unit with three bedrooms and 2.5 bathrooms, as well as a well-appointed lower unit offering one bedroom with kitchen and full bathroom.

A four-car detached garage with lane access provides added convenience and tenant appeal. Strategically located near downtown Calgary, 17th Avenue, parks, transit, and shopping, the property is ideally positioned to attract quality tenants and command above-average rents. Investors will appreciate the thoughtful design, superior construction, and long-term rental potential of these townhomes. The development is distinguished by its low-maintenance Hardy board exterior, high-efficiency HVAC systems, and durable finishes throughout ensuring reduced operating costs and long-term durability. These modern, well-designed units are tailor-made for consistent cash flow and minimal upkeep. With estimated rents of \$2,850 for upper suites (\$2.10/sqft) and \$1,450 for lower units (\$2.20/sqft) Whether you're a seasoned investor or looking to diversify your holdings, this exceptional income-generating property offers the perfect



blend of location, quality, and financial performance. For more information, contact us and take the next step toward securing a high-performing asset in Calgary’s thriving rental market.

Built in 1950

Essential Information

MLS® #	A2236306
Price	\$3,200,000
Bathrooms	0.00
Square Footage	6,000
Acres	0.14
Year Built	1950
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

Community Information

Address	1832 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0S2

Amenities

Parking Spaces	4
----------------	---

Additional Information

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9’s 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.