



**GRASSROOTS**  
REALTY GROUP

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**2371 20 Avenue NW**  
**Calgary, Alberta**

**MLS # A2261929**



**\$3,350,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	Townhouse		
<b>Size:</b>	5,752 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Presenting an excellent opportunity to expand your investment portfolio close to the U of C! This BRAND NEW 8-plex is 100% complete and ready to rent! Located on a large 55x120 corner lot mere minutes from the University of Calgary and University C-Train station. The upper 2 storey units offer 1440 sq ft with 10' main floor ceilings, 9' and vaulted 2nd floor, a Primary bedroom with a 4 piece ensuite and walk-in closet, 2 more bedrooms, 4pc bathroom, powder room, living room, kitchen, dining room and laundry. Living room has built-in features, front and rear entrance and single garage parking. Lower units are 587 sq ft with 9' ceilings, 1 bedroom plus a flex room/den, living room, kitchen and laundry as well. Interiors will also have stainless steel appliances, QUARTZ counters and LVP floors with tiled bathrooms. The exterior is well presented with Hardie siding and stone accents, sidewalks front/rear, irrigation, window coverings, and nicely treed too! 4 single garages and 2 large indoor storage units complete this package. This build is eligible for CMHC Select financing, seperately titled and metered. Take advantage of Calgary's rental market in one of the most desirable locations with C-Train access, minutes to the University of Calgary, Foothills Hospital and 10 minutes to downtown.