



GRASSROOTS
REALTY GROUP

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2311 13 Street NW
Calgary, Alberta

MLS # A2274577



\$9,750,000

Division:	Capitol Hill		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	18,770 sq.ft.	Age:	2022 (3 yrs old)
Beds:	-	Baths:	-
Garage:	Garage Door Opener, Garage Faces Side, Quad or More Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: none

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.