



GRASSROOTS
REALTY GROUP

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212 32 Avenue NE
Calgary, Alberta

MLS # A2275038



\$4,500,000

Division:	Highland Park		
Type:	Commercial/Multi Family		
Style:	-		
Size:	12,343 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Fridge x 12, Stove x 12, dishwasher x 12, hoodfan x 6, built-in microwave x 6, Microwave/hoodfan combo x 6

12 LEGAL UNITS | BRAND NEW 6-PLEX | PURPOSE-BUILT RENTAL | INNER-CITY LOCATION | CMHC MLI SELECT ELIGIBLE | John Trinh & Associates designed this purpose-built for long-term performance, this brand new inner-city multifamily offering delivers 12 legal rental units across 6 thoughtfully designed townhouse-style homes, each paired with a fully self-contained legal lower unit to maximize income potential and operational efficiency. Contemporary architecture, durable materials, and functional layouts combine to support stable tenancy and low-maintenance ownership from day one. Above-grade residences span 3 levels and feature bright open-concept main floors where wide-plank flooring, oversized windows and recessed lighting create welcoming living spaces that attract quality tenants. Kitchens are designed for daily durability and broad appeal with stone countertops, full-height cabinetry, timeless tile, modern appliances and large peninsula islands that support casual dining and social connection. Upper levels provide well-proportioned bedrooms, modern bathrooms and in-suite laundry positioned to reduce daily friction and improve tenant retention. Select units include private balconies with downtown views, adding rental appeal and lifestyle value in an increasingly competitive inner-city market. Each lower-level residence is a fully legal suite with a private entrance, dedicated kitchen, comfortable living area, full bathroom, in-suite laundry, and a spacious bedroom, creating true separation between units for privacy, sound control, and flexible leasing strategies. Detached garages add secure parking and additional storage, enhancing functionality for both upper and lower occupants. The surrounding community supports consistent demand with close proximity to Confederation Park, Nose Hill Park, playgrounds, schools,

transit corridors, and everyday services, while quick access to downtown and major routes strengthens rental stability and long-term appreciation. Modern construction standards, code-compliant separation and contemporary finish selections reduce capital risk while positioning the asset as a clean, turnkey acquisition. This offering suits investors seeking scalable income, portfolio diversification and durable inner-city exposure in a supply-constrained rental market where well-designed, legal units continue to outperform.