



GRASSROOTS
REALTY GROUP

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1740 17 Street NW
Calgary, Alberta

MLS # A2281114



\$3,300,000

Division:	Capitol Hill		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,165 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

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

Inclusions: 8xFridge, 8xRange, 8xDishwasher, 8xOTR microwave, 8xwasher/dryer

Capitol Hill!! Exceptional investment opportunity,one-of-a-kind opportunity brand new infill 4-plex townhomes with 4 LEGAL BASEMENT SUITES with TWO BEDROOMS! Prime location, walking distance to Lions Park LRT, Schools(Capitol hill school), Shops(North Hill Shopping center) and amenities, close to SAIT and University of Calgary. The main level featuring 9 feet ceiling, open-concept with living room, kitchen equipped with soft close closets cabinet, quartz countertop, stainless steel appliances, and a huge center island, dining and powder room.3 bedrooms upstairs with 9 feet ceiling, including a luxurious master suite, 2.5 bathrooms, and a laundry area. The fully finished 9 feet ceiling basement in each unit includes a legal suite with 2 bedroom, bathroom, separate laundry, and hydronic slab heating, ensuring optimal privacy and comfort for tenants. Addition: 4 single garage and separate storage shed is included! This is a perfect candidate for the CMHC MLI select program if desired by buyer. The listing price is subjected to GST, which is 100% refundable through the CRA GST/HST rebate program. Completion date is targeted, May/June 2026