



**GRASSROOTS**  
REALTY GROUP

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2811 2 Street NE  
Calgary, Alberta

MLS # A2283180

**\$3,298,800**



Division:	Tuxedo Park		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,258 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

**Inclusions:** REFRIGERATOR X2, STOVE X2, DISHWASHER, WASHER, DRYER

An outstanding opportunity to enhance your real estate portfolio with this architecturally refined, purpose-built four-plex, ideally located in the heart of Tuxedo Park, one of Calgary's most desirable inner-city communities. Known for its central location, consistent rental demand, and vibrant urban appeal, Tuxedo Park provides the perfect backdrop for this income-producing asset. This newly constructed development consists of four thoughtfully designed townhome style residences, each featuring three spacious bedrooms. In addition, every unit includes a fully legal two-bedroom basement suite, resulting in eight self contained rental units, each with a private entrance an exceptional configuration that maximizes income potential and operational flexibility. The property makes a strong first impression with its striking curb appeal. A timeless yet modern architectural design showcases clean lines, premium exterior materials, and a cohesive, sophisticated colour palette. Professional landscaping, contemporary lighting, and a unified facade contribute to a boutique feel rarely seen in multi-family projects. Interiors are finished with a focus on durability, efficiency, and modern aesthetics. Each suite features quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy efficient windows, offering long term tenant appeal while supporting low maintenance and operating costs. Ideally situated just minutes from downtown Calgary, the property offers convenient access to major roadways, public transit, parks, schools, and everyday amenities making it highly attractive to tenants and investors alike. Eligible for CMHC Select Financing, this turnkey opportunity represents a rare chance to acquire a high performance, income generating asset in a high demand rental market. Contact us today for further details or to arrange a private viewing. Property will

be ready for Q4 2026.