



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4221 32 Avenue SW
Calgary, Alberta

MLS # A2300561



\$3,749,900

Division:	Glenbrook		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	7,075 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	In Floor, Forced Air	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	-	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator(8), Gas Range(4), Electric Range(4), Hood Fan(4), Built-in Microwave(4), Microwave Hoodfan(4), Dishwasher(8), Washer(4), Dryer(4), Washer/Dryer Stacked(4), Air Conditioning Units(4)

Defined by a level of quality and finish rarely seen in multi-family construction, this brand new 3-storey fourplex with legal basement suites (8 units total) is positioned on a corner lot along a tree-lined street in Glenbrook, offering a compelling opportunity for investors seeking a durable, design-forward asset built for long-term tenant retention. The upper units (approx. 1,758–1,788 sq ft) are intentionally configured to appeal to a broad tenant profile, featuring 3-bedroom layouts with dual primary suites plus an additional bedroom—ideal for professionals, families, and shared living. The third-floor primary retreat spans the entire level, showcasing vaulted ceilings, dual vanity, and a private balcony, while the main living space is anchored by a signature AHMC custom concrete surround gas fireplace, adding architectural presence. The legal 1-bedroom basement suites (approx. 647–660 sq ft) offer private rear entrances, large sunshine windows, and in-floor heat, creating bright, comfortable spaces well-suited for consistent occupancy and stable secondary income. A cohesive, elevated finish palette carries throughout, including hardwood flooring, quartz countertops, stainless steel appliances, and designer lighting and hardware. Upper units are further enhanced with air conditioning, exterior gas lines, pot filler upgrade, and European style tilt and turn windows with adjustable screens. The quality of construction and material selection is intended to minimize ongoing maintenance, supporting stronger long-term performance. Additional features include detached garage stalls (one per upper unit) with epoxy-finished floors, storage lockers, and rear bike storage, enhancing both functionality and tenant experience. Currently under construction with anticipated completion late 2026, this is a rare opportunity to secure a modern,

low-maintenance investment in a highly desirable inner-city location, where design, livability, and long-term stability align. This combination of quality and location will have your tenants never wanting to leave.