



GRASSROOTS
REALTY GROUP

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1224 20 Avenue NW
Calgary, Alberta

MLS # A2300913



\$4,250,000

Division:	Capitol Hill		
Type:	Commercial/Multi Family		
Style:	-		
Size:	9,356 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

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

Inclusions: N/A

Premium 10-Unit Multifamily Investment ‐ Fully Rented | Assumable Mortgage | Inner-City Capitol Hill Exceptional opportunity to acquire a 10-unit purpose-built multifamily property in the highly sought-after inner-city community of Capitol Hill. This quality-built asset showcases high-end finishings throughout and was constructed by a reputable builder, offering long-term durability and strong tenant appeal. The property features 5 upper units and 5 fully legal suites below, all fully rented with zero vacancy, providing immediate income from day one. The upper units are thoughtfully designed as 3-storey layouts, each offering 3 bedrooms, 2.5 bathrooms, open-concept living spaces, private primary retreats, and private patios. All upper units are equipped with central air conditioning, further enhancing tenant comfort and desirability. Each of the 10 units includes in-suite laundry, providing convenience and independence for tenants. The property also benefits from an assumable mortgage with CMHC MLI Select financing already in place, offering favorable financing options for qualified buyers. Additional highlights include 5 rear parking stalls, professional landscaping, and a fully turnkey operation with professional property management in place, making this an ideal low-maintenance investment. Ideally located with quick access to downtown, and close to amenities, shopping, transit, and excellent schools, this property is well-positioned for long-term rental demand.