



**934 5A Street NW**  
**Calgary, Alberta**

**MLS # A2305081**



**\$1,800,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,220 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Water:</b>	Public
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	Public Sewer
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	Open Floorplan, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** N/A

Welcome to Sunnyside—one of Calgary’s most sought-after inner-city communities, just steps from the vibrant amenities of Kensington. This exceptional multi-family property presents a prime investment opportunity with strong existing income and additional upside potential. The building features four fully self-contained units, each offering 1,046–1,061 sq ft of well-designed living space, complete with 3 bedrooms and 1.5 bathroom. All units have been recently renovated with durable vinyl plank flooring throughout, while two units feature updated cabinetry and quartz countertops. As part of these upgrades, each suite is equipped with convenient in-unit laundry, enhancing both tenant comfort and long-term rental appeal. The mechanical systems—individual furnaces and hot water tanks for each unit—are located in the basement, supporting efficient maintenance and operation. Three of the four units are currently tenanted, generating \$7,400/month in rental income, with tenants paying their own utilities. The fourth unit was most recently rented for \$2,800/month, highlighting the strong revenue potential and immediate upside for investors. Additionally, there is potential to develop two basement units, offering a valuable opportunity to further increase cash flow and maximize returns. The property also includes four outdoor parking stalls, adding to tenant convenience and overall appeal. Ideally located, this property is just moments from Memorial Drive, the iconic Peace Bridge, and an abundance of shops, restaurants, parks, and transit options. Directly across the street, a community park and open green space serve as a year-round gathering place, including a popular outdoor skating rink in the winter months—enhancing the property’s appeal to tenants seeking both lifestyle and convenience. Whether you’re a

seasoned investor or looking to expand your portfolio, this is a rare opportunity to acquire a turnkey asset in a high-demand rental location with future development upside.