



**1236 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2311508**



**\$3,150,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	5,476 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Frigdex8, Stovex8, Microwavex8, Washerx4, Dryerx4, Washer and Dryer Combox4

Welcome to 1236 17 Avenue NW, a rare opportunity to acquire a brand new, purpose built four plex with 4 fully legal basement suites, totalling 8 self contained units in one of Calgary's most strategically located inner city communities. This is not just a property, this is a fully built, turnkey cash flow machine sitting directly opposite SAIT Polytechnic on the high visibility 16th Avenue NW corridor, where tenant demand is as strong and consistent as anywhere in the city. The location is simply unmatched. Situated in Capitol Hill, you are literally steps from SAIT Polytechnic, one of Canada's largest post secondary institutions with over 40,000 students and staff actively seeking quality housing. Add close proximity to the University of Calgary, Foothills Medical Centre, you have a virtually inexhaustible pipeline of high quality tenants- students, healthcare professionals, faculty, and downtown professionals. With downtown Calgary just 12 minutes away, the Jubilee C Train station nearby, and 16th Avenue providing direct arterial access across the city, this location commands premium rents and near zero vacancy year round. The property delivers approx 5500 sq.ft. of above grade living space across 4 beautifully designed two storey townhome style units, each complemented by a fully legal 530 sq.ft. basement suite with its own private entrance. The 4 upper units each offer an open concept main floor with modern kitchen, living and dining areas plus a second floor of with spacious bedrooms and full bathrooms. The 4 legal basement suites each provide 530 sq.ft of bright, efficiently designed living space with fully private, separate entrances. The property also includes a detached 4 car garage plus dedicated mobility storage. From an investment standpoint, Capitol Hill's rental market is driven by persistent post secondary demand, near zero vacancy, Calgary's

no-rent-control environment, and continued inner-city intensification. With 8 fully legal, rentable doors in a market where quality supply is chronically constrained, this property is positioned to deliver strong, stable cash flow. This property also qualifies for CMHC MLI Select financing, offering potential access to 95% LTV, 50 year amortization, and significantly enhanced leverage, subject to lender and CMHC approval. Opportunities like this fully built, fully legal, 8 units, steps from SAIT do not come available often. Contact us today and arrange a private showing before this one is gone.