



GRASSROOTS

REALTY GROUP

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612 12 Avenue NE
Calgary, Alberta

MLS # A2316062



\$3,000,000

Division:	Renfrew		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	4,968 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: See Remarks

Exceptional Investment Opportunity in Renfrew Brand-New, High-Yield 8Plex. An extraordinary opportunity to elevate your real estate portfolio with this architecturally stunning 8plex, perfectly situated in the heart of Renfrew; one of Calgary's most desirable inner-city communities. Celebrated for its central location, strong rental demand, and vibrant urban atmosphere, Renfrew provides the ideal backdrop for this purpose-built, income-generating asset. This newly constructed property features four meticulously designed townhomes, each offering 3 spacious bedrooms and thoughtfully crafted living spaces. Complementing each residence are fully legal 2-bedroom basement suites, bringing the total to eight separate rental units; each with its own private entrance. This rare configuration delivers exceptional cash-flow potential and long-term investment flexibility. The exterior architecture blends timeless design with modern sophistication featuring clean lines, premium exterior finishes, and a refined, cohesive colour palette that creates a boutique-style appearance rarely seen in multi-family developments. Professional landscaping, contemporary lighting, and an elegant facade further enhance the property's striking presence. Quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy efficient windows create bright, modern interiors designed to attract quality tenants while minimizing ongoing maintenance costs. Strategically located just minutes from downtown Calgary, this exceptional property offers quick access to major highways, public transit, Renfrew aquatic centre, schools, restaurants, and everyday amenities making it highly attractive to both tenants and investors alike. Eligible for CMHC Select Financing, this is a rare opportunity to secure a turnkey, high-performance multi-family asset in one of

Calgary's strongest rental markets. Don't miss your chance to own one of Calgary's most visually striking and intelligently designed investment properties. Contact us today for additional information or to arrange a private tour. (PLEASE NOTE: PHOTOS ARE FROM A DIFFERENT PROJECT BY THE SAME BUILDER)