



GRASSROOTS
REALTY GROUP

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2811 2 Street NE
Calgary, Alberta

MLS # A2317406



\$3,199,000

Division:	Tuxedo Park		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	5,258 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: REFRIGERATOR x8, STOVE x8, DISHWASHER, WASHER & DRYER x8

Exceptional investment opportunity in the heart of Tuxedo Park, one of Calgary's premier inner-city communities. Situated on a prime corner lot, this brand-new, purpose-built multi-family development offers an unprecedented 20 total bedrooms across 8 self-contained, income-generating units. The asset features 4 thoughtfully designed above-grade townhomes (3 beds above grade) paired with 4 fully legal below-grade suites (2 beds below grade), all boasting private independent entrances to maximize operational flexibility and cash flow. High-end, low-maintenance finishes include quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and oversized energy-efficient windows. A single detached garage provides excellent potential for additional revenue. Minutes to downtown with seamless access to transit, major routes, and amenities. Eligible for MLI Select financing, this turnkey asset represents a rare, high-performance acquisition for any sophisticated portfolio. Q4 2026 completion. Contact today for full details.