



GRASSROOTS
REALTY GROUP

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2110 44 Street NW
Calgary, Alberta

MLS # A2330066



\$3,199,900

Division:	Montgomery		
Type:	Multi-Family/4 plex		
Style:	Townhouse		
Size:	5,443 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Attached		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	Ceramic Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions: n/a

REPUTABLE BUILDER | 8 Unit Multi-Family Building in Montgomery | Brand New with Contemporary Finishes | Quad Garage | Sept/Oct 2026 Completion | HEAVILY UPGRADED | Take advantage of the MLI Select program as this multi-family building has been built in accordance to the programs requirements. An exceptional opportunity to own a brand-new purpose-built 4-plex with 4 legal basement suites, offering 8 self-contained units total in the highly sought-after community of Montgomery. Designed with today's investor in mind, this premium income-generating property features 16 bedrooms, 16 bathrooms, and 4 garage parking spots, making it an outstanding addition to any real estate portfolio. Each of the four upper units offers a spacious townhouse-style layout with 3 bedrooms and 2.5 bathrooms, while each lower level features a legal 2-bedroom, 1-bathroom basement suite with a private entrance, creating eight desirable rental units with maximum income potential. Inside, you'll find thoughtfully designed open-concept floor plans finished in timeless, neutral tones with modern styling throughout. High-quality finishes include luxury vinyl plank flooring, striking black aluminum windows, elegant black hardware, custom built-in features, and a contemporary fireplace in every main-floor living room. Every kitchen is designed to impress with a luxurious island, modern cabinetry, quality finishes, and ample prep and storage space, making it the true heart of each home. Bright, functional living spaces are crafted to appeal to today's tenants and owner-occupants alike. Each unit above grade is approximately 1361 sf. Situated in one of Calgary's most desirable inner-city communities, Montgomery offers unbeatable convenience with quick access to the Alberta Children's Hospital, Foothills Medical Centre, the University of Calgary, Market Mall,

schools, parks, public transit, and an abundance of local shops and restaurants. Commuting is effortless with easy access to major roadways including 16th Avenue (Trans-Canada Highway), Shaganappi Trail, and Stoney Trail, connecting you to every corner of the city. Whether you're looking to expand your investment portfolio or secure a high-quality multi-family asset in a prime location, this turnkey development presents an outstanding opportunity in one of Calgary's strongest rental markets. Estimated completion: September/October 2026.