



GRASSROOTS
REALTY GROUP

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1923 26 Avenue SW
Calgary, Alberta

MLS # A2336846



\$3,995,000

Division:	South Calgary		
Type:	Multi-Family/4 plex		
Style:	3 (or more) Storey		
Size:	7,168 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	220 Volt Wiring, Quad or More Detached		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-CG d75
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Fridge (8), Dishwasher (4), Gas Stove (4), Microwave OTR (4), Hood Fan (4), Electric stove (4), Washer/Dryer (8), A/C (4), Window Coverings, Garage door opener(s),

Fully leased investor opportunity in Marda Loop, generating \$226,800 in annual rental revenue with an assumable MLI Select mortgage in place. This luxury 8-unit modern multi-family building sits on a 50' x 125' lot and offers 4 above-grade units featuring open-concept layouts, 4 bedrooms, 3.5 bathrooms, and penthouse lofts leading to private rooftop patios — north-facing units enjoy downtown views while south-facing units offer an abundance of sunlight — plus 4 below-grade 1-bedroom, 1-bathroom units in high demand among single professionals and couples. A 4-car garage with roughed-in EV charging stations adds future-ready appeal, while individually metered units with separate gas and electrical meters and dedicated furnaces and panels per unit streamline management and reduce shared expenses. Above-grade units range from 1,752 to 1,834 sq ft, while lower units offer 678 sq ft each, appealing to a diverse tenant base. High-end finishes throughout include designer herringbone flooring, quartz countertops, custom cabinetry, stainless steel appliances, matte black fixtures, two fireplaces (main level and penthouse), oversized kitchen islands, and large windows for plenty of natural light, with rooftop patios offering tenants premium outdoor space and skyline views. Newly installed artificial grass adds low-maintenance curb appeal, minimizing upkeep for ownership. Located steps from downtown, transit, and Marda Loop's vibrant amenities, this fully operational, cash-flowing asset delivers thoughtful design, efficient studio systems, and strong long-term rental demand — a rare, turnkey opportunity to secure a high-income property with financing and revenue already in place. No Sign on the property, and please do not disturb the tenants.

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