



GRASSROOTS
REALTY GROUP

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2910 1 Street NW
Calgary, Alberta

MLS # A2339411



\$3,258,000

Division:	Tuxedo Park		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	5,291 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:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 8 Fridge, 4 Gas Range, 4 Electric Stove, 8 Dishwasher, 8 Washer/Dryer, 8 Range Hood Fan, Garage Controller(s)

Prime NW Calgary investment opportunity in desirable Tuxedo Park! Welcome to this exceptional west-facing corner-lot fourplex offering an outstanding combination of location, quality, and income potential. Ideally situated in the highly sought-after community of Tuxedo Park, this property features 8 self-contained units with 16 bedrooms in total, including legal one-bedroom suites. Each main unit offers three bedrooms upstairs, including a spacious primary bedroom with its own ensuite, an additional full bathroom upstairs, and a convenient two-piece bathroom on the main level. High-end finishes are featured throughout, along with durable, high-traffic materials designed for low maintenance and long-term durability. An underground irrigation system further enhances ease of upkeep. Each unit includes one garage, providing secure parking and added value for tenants. With 8 separately metered units, this property is well positioned for efficient utility management and is eligible for MLI Select financing. A rare opportunity to acquire a quality, cash-flow-oriented multifamily property in a prime NW location, ideal for experienced investors or those looking to add a strong income-producing asset to their portfolio.