

# \$3,500,000 - 2371 20 Avenue Nw, Calgary

MLS® #A2228946

**\$3,500,000**

0 Bedroom, 0.00 Bathroom, 5,821 sqft

Multi-Family on 0.15 Acres

Banff Trail, Calgary, Alberta

Presenting an excellent opportunity to expand your investment portfolio close to the U of C! This BRAND NEW 8-plex is nearing completion (end of July), located on a large 55x120 corner lot mere minutes from the University of Calgary and University C-Train station. The upper 2 storey units offer 10' main floor ceilings, 9' and vaulted 2nd floor, a Primary bedroom with a 4 piece ensuite and walk-in closet, 2 more bedrooms, 4pc bathroom, powder room, living room, kitchen, dining room and laundry. Living room has built-in features, front and rear entrance and single garage parking. Lower units have 9' ceilings, 1 bedroom plus a flex room, living room, kitchen and laundry as well. Interiors will also have stainless steel appliances, QUARTZ counters and LVP floors with tiled bathrooms. The exterior is well presented with Hardie siding and stone accents, sidewalks front/rear and nicely treed too! Take advantage of Calgary's booming rental market in one of the most desirable locations with C-Train access, minutes to the University and less than 15 minutes to downtown.

Built in 2025

## Essential Information

MLS® #	A2228946
Price	\$3,500,000
Bathrooms	0.00



Square Footage	5,821
Acres	0.15
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	2371 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C9

### Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

### Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	June 8th, 2025
Days on Market	54
Zoning	R-CG

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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