

\$3,289,000 - 4121 17 Avenue Sw, Calgary

MLS® #A2243594

\$3,289,000

0 Bedroom, 0.00 Bathroom, 5,793 sqft

Multi-Family on 0.18 Acres

Glendale., Calgary, Alberta

Elevate your real estate portfolio with this exceptional new 8-plex in Glendale – a thriving inner-city Calgary community known for its strong rental demand and access to amenities.

Currently in the finishing stage with completion scheduled for the end of August, this purpose-built property sits on a generously sized 7,600+ sq ft lot, offering thoughtful design and high-end finishes throughout. Each unit features luxury vinyl plank flooring, low-maintenance quartz countertops, and tankless hot water systems for modern efficiency.

The building consists of four spacious upper suites, each approximately 1,450 sq ft with 3 bedrooms and 2.5 baths, and four legal 2-bedroom basement suites, all over 650 sq ft, providing ideal layouts for long-term tenancies or multi-generational living. Separate entrances and independent utility meters enhance privacy and functionality across all units.

This is a rare opportunity to acquire a high-yield, low-maintenance asset in a desirable neighbourhood – just minutes from downtown, major roads, transit, and schools. Whether you're expanding your portfolio or looking for a solid new-build investment, this 8-plex delivers both immediate and long-term value.



Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2243594 |
| Price | \$3,289,000 |
| Bathrooms | 0.00 |
| Square Footage | 5,793 |
| Acres | 0.18 |
| Year Built | 2025 |
| Type | Multi-Family |
| Sub-Type | Row/Townhouse |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4121 17 Avenue Sw |
| Subdivision | Glendale. |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E0C8 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |

Interior

| | |
|------------|---|
| Appliances | Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer |
|------------|---|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 26th, 2025 |
| Days on Market | 5 |
| Zoning | H-GO |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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