

\$3,289,000 - 4107 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	4107 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	21
Zoning	H-GO

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.