

# \$3,200,000 - 4107 17 Avenue Sw, Calgary

---

MLS® #A2194550

**\$3,200,000**

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 Calgary community known for its strong rental demand and excellent amenities. This purpose-built property features four townhomes, each offering three bedrooms, along with four well-designed 2-bedroom basement suites with private entrances—providing a highly desirable rental configuration for tenants and investors alike. Strategically located, this investment property offers unparalleled convenience with easy access to downtown Calgary, major roadways, schools, shopping, and transit, ensuring strong occupancy and above-average rental income potential. Built with low-maintenance exteriors and high-efficiency HVAC systems, this development is designed for long-term performance and minimal upkeep. Investors will appreciate the opportunity to leverage CMHC Select Financing, optimizing cash flow and maximizing returns. Whether you're expanding your portfolio or securing a high-yield asset in a sought-after location, this turnkey property presents an incredible opportunity for stable rental income and long-term appreciation. The interiors boast quartz countertops, stainless steel appliances, black hardware, luxury vinyl plank flooring, and energy-efficient windows—all combining style and durability for maximum tenant appeal. Don't miss out on this rare, high-performing multi-unit property in Glendale—contact us today for more details!



Built in 2025

## Essential Information

MLS® #	A2194550
Price	\$3,200,000
Bathrooms	0.00
Square Footage	5,793
Acres	0.18
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	4107 17 Avenue Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0C8

## Amenities

Parking Spaces	4
----------------	---

## Interior

Appliances	Dishwasher, Refrigerator, Range
------------	---------------------------------

## Additional Information

Date Listed	February 19th, 2025
Days on Market	117
Zoning	H-GO

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.