

\$2,979,000 - 1511 23 Avenue Nw, Calgary

MLS® #A2267276

\$2,979,000

0 Bedroom, 0.00 Bathroom, 5,190 sqft

Multi-Family on 0.00 Acres

Capitol Hill, Calgary, Alberta

An exceptional opportunity to own a brand-new 4plex with 4 legal basement suites—a total of 8 self-contained rental units complete with 4 single garages, offering outstanding income potential and long-term value. Each basement suite has its own private entrance, ensuring privacy and flexibility for tenants.

Showcasing modern architecture and premium finishes, this property stands out as one of Calgary's most impressive multi-family builds. Perfectly located in Capitol Hill, just off 14th Street NW, it provides unbeatable access to SAIT, the University of Calgary, Confederation Park, hospitals, downtown, and major transit routes.

The upper units each offer 3 bedrooms, 2 bathrooms, open-concept living and dining areas, and a spacious kitchen with high-end finishes. The basement suites feature 9-ft ceilings, 1 bedroom, 1 bathroom, and bright, functional layouts designed for comfort and efficiency. Built to a higher standard with superior construction quality and a unique drive-in design, this property combines form and function beautifully.

Eligible for CMHC's MLI Select program, offering potential low down payments and extended amortizations (subject to lender and CMHC approval). A rare chance to secure a turnkey 8-unit property in one of Calgary's most desirable inner-city neighborhoods. Feel free to reach out for more details



Built in 2026

Essential Information

MLS® #	A2267276
Price	\$2,979,000
Bathrooms	0.00
Square Footage	5,190
Acres	0.00
Year Built	2026
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	1511 23 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M1V2

Amenities

Parking Spaces	8
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Additional Information

Date Listed	October 28th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	MaxWell Canyon Creek
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