

**1832 27 Avenue NW
Calgary, Alberta**

MLS # A2228043



\$3,200,000

Division:	Capitol Hill		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	0 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RCG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Make this investment the cornerstone of your real estate portfolio!! Exceptional new-construction rental opportunity in Capitol Hill, one of Calgary's most desirable inner-city communities. Backing directly onto Confederation Park Golf Course and scenic walking and biking paths, this purpose-built development offers incredible access to green space and urban convenience. Scheduled for completion in June 2025, the project features eight income-generating suites across this corner lot building. The spacious upper units of 1,361 sq ft with three bedrooms and 2.5 bathrooms, as well as generous 622 sq ft lower suites with one bedroom. A four-car detached garage with lane access further enhances the functionality and appeal of this property. This investment opportunity stands out due to its premium location and larger-than-average layouts, offering the comfort and practicality today's renters are looking for. Situated on a 6000 sq ft corner lot, the design allows for superior unit separation and curb appeal compared to typical infill properties. Built with durable finishes, low-maintenance Hardie board exteriors, and high-efficiency HVAC systems, this development ensures lower operating costs and long-term performance — ideal for investors seeking strong returns with minimal upkeep. Capitol Hill's prime inner-city location places residents just minutes from SAIT, the University of Calgary, Foothills Hospital, and the Alberta Children's Hospital, making it especially attractive to students, professionals, and healthcare workers. The property also offers quick access to downtown Calgary, 16th Avenue, and major transit routes, ensuring strong rental demand and long-term tenant retention. With projected rents of \$2,850/month for the upper suites (\$2.10/sq ft) and \$1,450/month for the lower suites (\$2.20/sq ft), and estimated operating costs at 20%,

the development is expected to generate approximately \$164,000 in net annual income, reflecting a healthy 5.30% capitalization rate. The beauty is that you have plenty of time to get your CMHC MLI Select financing in place for closing! This is a rare opportunity to own a turnkey, low-maintenance investment property in a high-demand location that blends natural beauty with urban access. Contact Robby Khunkhun today to learn more about how this premium development in Capitol Hill can help you achieve your real estate investment goals. With its unbeatable location, modern construction, and strong rental potential, this property is positioned for long-term success and appreciation. The listing price is subjected to GST, which is 100% refundable through the CRA GST/HST rebate program.