

**2371 20 Avenue NW
Calgary, Alberta**

MLS # A2228946



\$3,500,000

Division:	Banff Trail		
Type:	Multi-Family/Row/Townhouse		
Style:	Townhouse		
Size:	5,821 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Tile, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Presenting an excellent opportunity to expand your investment portfolio close to the U of C! This BRAND NEW 8-plex is nearing completion (end of July), located on a large 55x120 corner lot mere minutes from the University of Calgary and University C-Train station. The upper 2 storey units offer 10' main floor ceilings, 9' and vaulted 2nd floor, a Primary bedroom with a 4 piece ensuite and walk-in closet, 2 more bedrooms, 4pc bathroom, powder room, living room, kitchen, dining room and laundry. Living room has built-in features, front and rear entrance and single garage parking. Lower units have 9' ceilings, 1 bedroom plus a flex room, living room, kitchen and laundry as well. Interiors will also have stainless steel appliances, QUARTZ counters and LVP floors with tiled bathrooms. The exterior is well presented with Hardie siding and stone accents, sidewalks front/rear and nicely treed too! Take advantage of Calgary's booming rental market in one of the most desirable locations with C-Train access, minutes to the University and less than 15 minutes to downtown.