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REAL ESTATE FOR SALE

Businesses and Franchises for Sale > Business for Sale




Location
Calgary, Alberta



Listing ID:
27240


MLS ID:
A2186251

\$3,995,000



 **RYAN STULP**
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 The Real Estate District
 403-618-6984

 1923 26 Avenue SW, Calgary , Alberta T2T 1E4

Transaction Type

For Sale

Days On Market

22

Business Type

Real Estate

Zoning

M-CG

Subdivision

South Calgary

Building Type

Low Rise (2-4 stories)

Year Built

2025

Structure Type

Five Plus

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4479P

Building Area (Sq. Ft.)

9107.00

Building Area (Sq. M.)

846.06

Lot Size (Sq. Ft.)

6243

Lot Size (Acres)

0.14

Construction Type

Composite Siding,Stucco,Wood Frame

Roof

Flat Torch Membrane,Flat

Foundation

Poured Concrete

Cooling

Rough-In

Heating

Forced Air,Natural Gas

Lot FeaturesCity Lot,Low Maintenance
Landscape,Interior
Lot,Landscaped,Level**Access to Property**

Direct Access

InclusionsFridge (x8) Gas Stove (x4) Electric
Stove (x4) Dishwasher (x4) Hoodfan
Insert (x4) OTR (x4) Garage Opener
(x4) Garage Control (x4)**Restrictions**

None Known

ReportsAppraisal,Building Plans,Environmental
Phase 1,RPR with Compliance,Title

Investor Opportunity in Marda Loop! Don't miss this chance to own a premium 8-unit modern multi-family building in Calgary's vibrant Marda Loop community. Situated on a 50' x 125' lot, this turn-key property combines upscale design with exceptional rental potential, making it a smart addition to any investor's portfolio. Property Overview: • 4 Units Above Grade: Open-concept layouts with 4 bedrooms, 3.5 bathrooms, and penthouse lofts leading to private rooftop patios. North facing units have downtown views with the south facing units offering an abundance of natural sunlight. • 4 Units Below Grade: Efficient 1-bedroom, 1-bathroom offering high demand for single professionals or couples. • 4-Car Garage: Equipped with roughed-in EV charging stations, ensuring future-ready appeal. Investment Features: • Individually Metered Units: Separate gas and electrical meters, with dedicated furnaces and electrical panels for each unit, streamlining management and reducing shared expenses. • Strong Market Appeal: Above-grade units range from 1,645 to 1,767 sq. ft., while lower units range from 565 to 578 sq. ft., offering versatility to attract diverse tenant demographics. • Prime Location: Situated in one of Calgary's most sought-after neighborhoods, this property benefits from proximity to downtown, transit, and vibrant amenities. High-End Finishes to Maximize Returns: • Designer herringbone flooring, quartz countertops, and custom cabinetry. • Stainless appliances and matte black fixtures for a modern touch. • Two fireplaces (main level and penthouse), oversized kitchen islands, and large windows for abundant natural light. • Rooftop patios offering tenants unique outdoor spaces and incredible views. This property delivers on every level—modern design, efficient systems, and a highly desirable location. Marda Loop's thriving community ensures strong rental demand, making this an ideal long-term investment opportunity. Act now to secure this rare, high-income property!

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