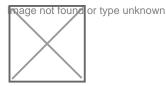


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **4932 21 AVENUE NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 31976

MLS ID: A2254062

\$3,100,000



SANTHOSH NATHAN

**2** (403) 262-7653

**403-262-7653** 

4932 21 Avenue NW, Calgary , Alberta T3B 0X2

**Transaction Type** 

For Sale

**Days On Market** 

103

Zoning

R-CG

2026

Subdivision

Montgomery

**Building Type** See Remarks

Year Built

**Structure Type** 

Other

**Property Type** 

**Property Sub Type** 

Commercial

5026.00

N/A

Multi Family

Legal Plan

4994GI

Building Area (Sq. Ft.)

Building Area (Sq. M.) 466.93

**Foundation** 

**Poured Concrete** 

Inclusions

Restrictions None Known

Reports

**Building Plans** 

Don't miss out on this brand new 8plex complete with a 4-car detached garage at the rear. This unique offering features 8 modern units across 2 separate buildings (front and back buildings). The front building will feature 4 bedroom upper units while the back building will feature 3 bedroom upper units. This property has strong rental potential and the flexibility to generate cash flow, especially using the MLI Select program. Each residence is thoughtfully designed with contemporary finishes, open-concept layouts, and low-maintenance exteriors—perfect for attracting quality tenants. Located in the heart of Montgomery, this property is steps from the Bow River pathway system, Edworthy Park, Market Mall, Foothills Hospital, and the University of Calgary, making it highly desirable for professionals, students, and families alike. With quick access to downtown, major roadways, and transit, the location is both convenient and connected. This is a turnkey commercial multi-family property offering investors a rare chance to secure longterm rental income in one of Calgary's most sought-after and evolving communities. CMHC MLI Select mortgage to be assumed, contact for more details.

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