

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.

2015 28 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34374


MLS ID:
A2292323

\$3,150,000



 **JUSTIN WARTHE**
 (855) 623-6900

 Real Broker
 855-623-6900

 2015 28 Avenue NW, Calgary , Alberta T2M 2L5

Transaction Type For Sale	Title Fee Simple	Days On Market 49
Zoning R-CG	Subdivision Banff Trail	Year Built 2026
Structure Type Townhouse	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 907GS	Building Area (Sq. Ft.) 7775.63	Building Area (Sq. M.) 722.37
Lot Size (Sq. Ft.) 6006	Lot Size (Acres) 0.14	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Lot Features Back Lane
Access to Property Direct Access,Paved Road,Public Transportation Nearby	Inclusions Refrigerator x 8, Washer x 8, Dryer x 8, Electric Stove with Oven x 8, Dishwasher x 8, Hood Fan x 8, Garage Opener x 4, Garage Door Controls x 4	Restrictions None Known
Reports Floor Plans		

Pre-Construction 4-Plex Investment Opportunity in Banff Trail | Eligible for CMHC MLI Select Financing Exceptional pre-construction multi-family investment opportunity in Banff Trail, one of Calgary's most desirable inner-city communities, designed specifically for investors seeking strong rental demand, long-term appreciation, and potential qualification under the CMHC MLI Select Program. This purpose-built 4-plex with legal basement suites offers the potential for 8 income-generating rental units, making it an ideal asset for investors targeting multi-family cash flow in Calgary's inner city. The thoughtfully designed layout includes four spacious upper residences paired with four legal secondary suites, maximizing rental density while maintaining a high-quality living environment that attracts stable, long-term tenants. Each upper residence is planned with attached garages, a highly sought-after feature in Calgary's inner-city rental market that significantly increases tenant appeal, security, and year-round convenience. Interiors will feature timeless designer finishes, neutral palettes, and durable materials, ensuring broad tenant appeal while minimizing long-term maintenance costs and supporting strong occupancy. From a financing perspective, the project presents a compelling opportunity for investors looking to structure acquisitions under the CMHC MLI Select Program, which can provide high-leverage financing, extended amortization periods, and attractive interest rates for purpose-built rental housing. The inclusion of multiple rental units and legal suites aligns well with the program's objectives of increasing rental supply while supporting long-term housing stability. The Banff Trail location further enhances the property's investment fundamentals. Positioned just 1.5 blocks from Canmore Park and Confederation Park, residents benefit from immediate access to Calgary's premier green spaces, pathway systems, and year-round outdoor recreation. This lifestyle appeal consistently drives strong rental demand in the area. Transit accessibility is another key advantage. Nearby LRT stations provide direct connections to downtown Calgary, making commuting simple for professionals and students alike. The property also sits within walking distance of multiple schools and is approximately 20 minutes on foot to the University of Calgary, positioning the asset perfectly to capture demand from students, faculty, healthcare workers, and young professionals. Banff Trail continues to see significant inner-city redevelopment and infill growth, reinforcing its reputation as a prime Calgary multi-family investment corridor. The combination of proximity to downtown, transit, parks, and major institutions creates a durable rental market with strong long-term fundamentals. With pre-construction pricing, investors have the opportunity to secure a high-density income property in Calgary's inner city before completion, benefiting from potential appreciation during constructi

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.