

\$3,350,000 - 2371 20 Avenue Nw, Calgary

MLS® #A2228946

\$3,350,000

0 Bedroom, 0.00 Bathroom, 5,821 sqft

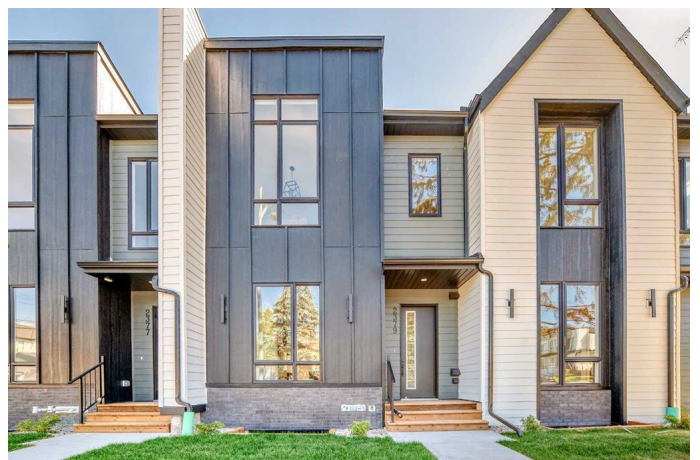
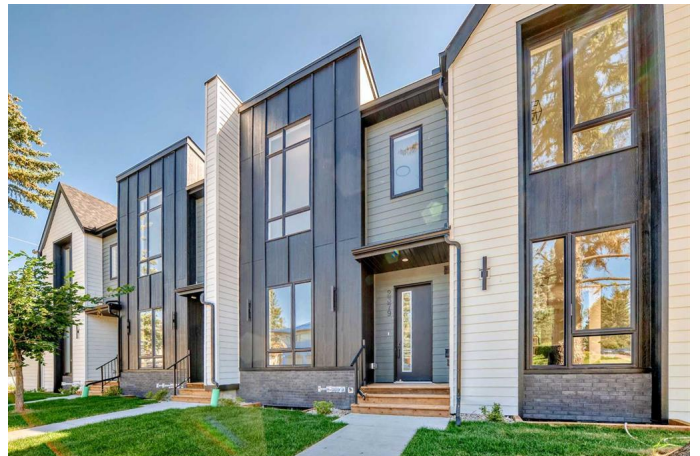
Multi-Family on 0.15 Acres

Banff Trail, Calgary, Alberta

Presenting an excellent opportunity to expand your investment portfolio close to the U of C! This BRAND NEW 8-plex is 100% complete and ready to rent! 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 1440 sq ft with 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 are 587 sq ft with 9' ceilings, 1 bedroom plus a flex room/den, 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! 4 single garages and 2 large indoor storage units complete this package. This build is eligible for CMHC Select financing, seperately titled and metered. Take advantage of Calgary's rental market in one of the most desireable locations with C-Train access, minutes to the University of Calgary, Foothills Hospital and 10 minutes to downtown.

Built in 2025

Essential Information



MLS® #	A2228946
Price	\$3,350,000
Bathrooms	0.00
Square Footage	5,821
Acres	0.15
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2371 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C9

Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2025
-------------	----------------

Days on Market	107
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.