

\$1,700,000 - 1926/1928 32 Street Sw, Calgary

MLS® #A2255248

\$1,700,000

0 Bedroom, 0.00 Bathroom, 1,262 sqft

Multi-Family on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

A rare opportunity to own the entire building in the highly sought-after community of Killarney. This 4-corner, 4-plex townhome condo's offers a proven track record of steady rental income with 0% vacancy, excellent tenants already in place and sits on a 50' x 120' lot on a quiet street in Killarney.

Each of the four units is a fully self-contained, two-storey townhouse-style home with a developed basement, designed for privacy and functionality.

The two front units offer approximately 1,720 sq.ft. of living space, while the two back units feature about 1,665 sq.ft.

Layout highlights include: 2 bedrooms + full bath on the upper level, generous rec room (used as a 3rd bedroom) + 2nd full bath in the basement, in-suite laundry in every unit, separate outdoor patio space, parking pad for each unit, and separate utilities (all paid by tenants.)

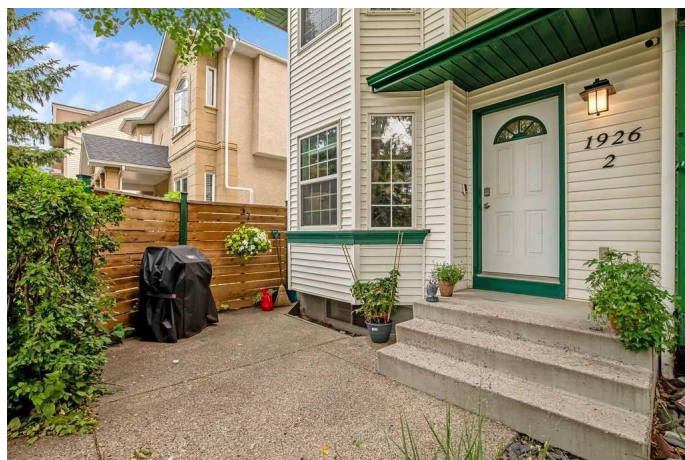
With its turnkey setup, reliable income, and desirable inner-city location, this property checks all the boxes for investors seeking cash flow, stability, and long-term growth potential.

Built in 1995

Essential Information

MLS® # A2255248

Price \$1,700,000



Bathrooms	0.00
Square Footage	1,262
Acres	0.00
Year Built	1995
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

Community Information

Address	1926/1928 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2R1

Amenities

Amenities	Other, Parking, Storage
Utilities	Electricity Available, Cable Available, Natural Gas Available, Water Available
Parking Spaces	4
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	12
Zoning	M-C1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.