

\$2,890,000 - 1832 17 Avenue Nw, Calgary

MLS® #A2236306

\$2,890,000

0 Bedroom, 0.00 Bathroom, 4,462 sqft
Multi-family on 0.14 Acres

Capitol Hill, Calgary, Alberta

Enhance your real estate portfolio with this premier new construction rental development in Capitol Hill, one of Calgary’s most desirable inner-city communities. Scheduled for completion in the end of 2026, this purpose-built investment property consists of two buildings featuring a total of eight rental suites. Each building includes a spacious upper unit with three bedrooms and 2.5 bathrooms, as well as a well-appointed lower unit offering one bedroom with kitchen and full bathroom. A four-car detached garage with lane access provides added convenience and tenant appeal. Strategically located near downtown Calgary, 17th Avenue, parks, transit, and shopping, the property is ideally positioned to attract quality tenants and command above-average rents. Investors will appreciate the thoughtful design, superior construction, and long-term rental potential of these townhomes. The development is distinguished by its low-maintenance Hardy board exterior, high-efficiency HVAC systems, and durable finishes throughout—ensuring reduced operating costs and long-term durability. These modern, well-designed units are tailor-made for consistent cash flow and minimal upkeep. With estimated rents of \$2,850 for upper suites and \$1,450 for lower units Whether you're a seasoned investor or looking to diversify your holdings, this exceptional income-generating property offers the perfect blend of location, quality, and financial performance. For more information,



PROPOSED MULTI-FAMILY DEVELOPMENT

ISSUED FOR DEVELOPMENT PERMIT

REALTOR®

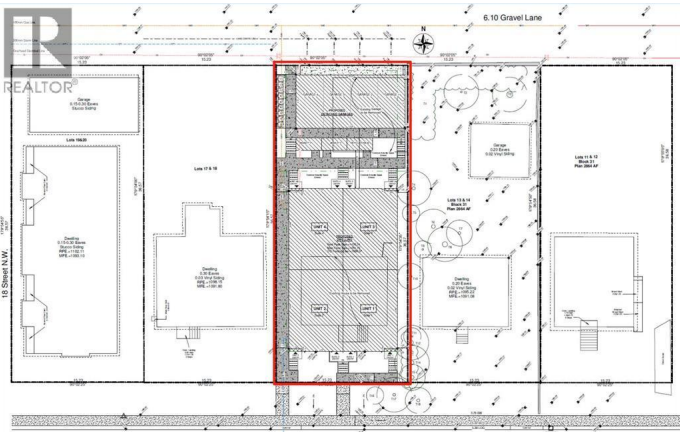
MUNICIPAL ADDRESS
1832 17 Ave NW, Calgary, AB

LEGAL DESCRIPTION
Plan 2864AF, Block 31, Lot 15 & 16

LAND USE DESIGNATION
R-CO Residential - Grade Oriented Infill



BUILDING UNIT AREA	
Unit 1	1,217 sq ft
Unit 2	1,217 sq ft
Unit 3	1,217 sq ft
Unit 4	1,217 sq ft
Unit 5	1,217 sq ft
Unit 6	1,217 sq ft
Unit 7	1,217 sq ft
Unit 8	1,217 sq ft
Unit 9	1,217 sq ft
Unit 10	1,217 sq ft
Unit 11	1,217 sq ft
Unit 12	1,217 sq ft
Unit 13	1,217 sq ft
Unit 14	1,217 sq ft
Unit 15	1,217 sq ft
Unit 16	1,217 sq ft
Unit 17	1,217 sq ft
Unit 18	1,217 sq ft
Unit 19	1,217 sq ft
Unit 20	1,217 sq ft
Unit 21	1,217 sq ft
Unit 22	1,217 sq ft
Unit 23	1,217 sq ft
Unit 24	1,217 sq ft
Unit 25	1,217 sq ft
Unit 26	1,217 sq ft
Unit 27	1,217 sq ft
Unit 28	1,217 sq ft
Unit 29	1,217 sq ft
Unit 30	1,217 sq ft
Unit 31	1,217 sq ft
Unit 32	1,217 sq ft
Unit 33	1,217 sq ft
Unit 34	1,217 sq ft
Unit 35	1,217 sq ft
Unit 36	1,217 sq ft
Unit 37	1,217 sq ft
Unit 38	1,217 sq ft
Unit 39	1,217 sq ft
Unit 40	1,217 sq ft
Unit 41	1,217 sq ft
Unit 42	1,217 sq ft
Unit 43	1,217 sq ft
Unit 44	1,217 sq ft
Unit 45	1,217 sq ft
Unit 46	1,217 sq ft
Unit 47	1,217 sq ft
Unit 48	1,217 sq ft
Unit 49	1,217 sq ft
Unit 50	1,217 sq ft
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Unit 53	1,217 sq ft
Unit 54	1,217 sq ft
Unit 55	1,217 sq ft
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Unit 63	1,217 sq ft
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Unit 80	1,217 sq ft
Unit 81	1,217 sq ft
Unit 82	1,217 sq ft
Unit 83	1,217 sq ft
Unit 84	1,217 sq ft
Unit 85	1,217 sq ft
Unit 86	1,217 sq ft
Unit 87	1,217 sq ft
Unit 88	1,217 sq ft
Unit 89	1,217 sq ft
Unit 90	1,217 sq ft
Unit 91	1,217 sq ft
Unit 92	1,217 sq ft
Unit 93	1,217 sq ft
Unit 94	1,217 sq ft
Unit 95	1,217 sq ft
Unit 96	1,217 sq ft
Unit 97	1,217 sq ft
Unit 98	1,217 sq ft
Unit 99	1,217 sq ft
Unit 100	1,217 sq ft



contact us and take the next step toward securing a high-performing asset in Calgary's thriving rental market. (id:6289)

Built in 1950

Essential Information

Listing #	A2236306
Price	\$2,890,000
Bathrooms	0.00
Square Footage	4,462
Acres	0.14
Year Built	1950
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1832 17 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	t2m0s2

Amenities

Parking Spaces	4
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Listing Details

Listing Office	CIR Realty
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Listing information last updated on November 2nd, 2025 at 6:31pm CST