

**4107 17 Avenue SW**  
**Calgary, Alberta**

**MLS # A2194550**



**\$3,200,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,793 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

Elevate your real estate portfolio with this exceptional new 8-plex in Glendale, a thriving Calgary community known for its strong rental demand and excellent amenities. This purpose-built property features four townhomes, each offering three bedrooms, along with four well-designed 2-bedroom basement suites with private entrances—providing a highly desirable rental configuration for tenants and investors alike. Strategically located, this investment property offers unparalleled convenience with easy access to downtown Calgary, major roadways, schools, shopping, and transit, ensuring strong occupancy and above-average rental income potential. Built with low-maintenance exteriors and high-efficiency HVAC systems, this development is designed for long-term performance and minimal upkeep. Investors will appreciate the opportunity to leverage CMHC Select Financing, optimizing cash flow and maximizing returns. Whether you’re expanding your portfolio or securing a high-yield asset in a sought-after location, this turnkey property presents an incredible opportunity for stable rental income and long-term appreciation. The interiors boast quartz countertops, stainless steel appliances, black hardware, luxury vinyl plank flooring, and energy-efficient windows—all combining style and durability for maximum tenant appeal. Don't miss out on this rare, high-performing multi-unit property in Glendale—contact us today for more details!