

\$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®

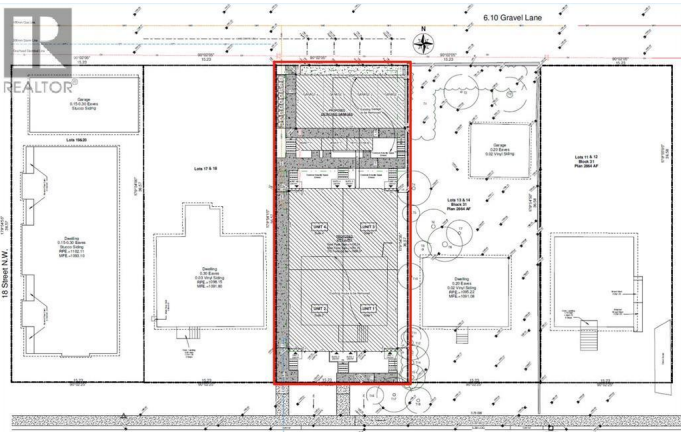
MUNICIPAL ADDRESS
1832 17 Ave NW, Calgary, AB

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

LAND USE DESIGNATION
R-CO Residential - Grade Oriented Infill



BUILDING UNIT AREA	
Unit 1	1,247 sqft
Unit 2	1,247 sqft
Unit 3	1,247 sqft
Unit 4	1,247 sqft
Unit 5	1,247 sqft
Unit 6	1,247 sqft
Unit 7	1,247 sqft
Unit 8	1,247 sqft
Unit 9	1,247 sqft
Unit 10	1,247 sqft
Unit 11	1,247 sqft
Unit 12	1,247 sqft
Unit 13	1,247 sqft
Unit 14	1,247 sqft
Unit 15	1,247 sqft
Unit 16	1,247 sqft
Unit 17	1,247 sqft
Unit 18	1,247 sqft
Unit 19	1,247 sqft
Unit 20	1,247 sqft
Unit 21	1,247 sqft
Unit 22	1,247 sqft
Unit 23	1,247 sqft
Unit 24	1,247 sqft
Unit 25	1,247 sqft
Unit 26	1,247 sqft
Unit 27	1,247 sqft
Unit 28	1,247 sqft
Unit 29	1,247 sqft
Unit 30	1,247 sqft
Unit 31	1,247 sqft
Unit 32	1,247 sqft
Unit 33	1,247 sqft
Unit 34	1,247 sqft
Unit 35	1,247 sqft
Unit 36	1,247 sqft
Unit 37	1,247 sqft
Unit 38	1,247 sqft
Unit 39	1,247 sqft
Unit 40	1,247 sqft
Unit 41	1,247 sqft
Unit 42	1,247 sqft
Unit 43	1,247 sqft
Unit 44	1,247 sqft
Unit 45	1,247 sqft
Unit 46	1,247 sqft
Unit 47	1,247 sqft
Unit 48	1,247 sqft
Unit 49	1,247 sqft
Unit 50	1,247 sqft
Unit 51	1,247 sqft
Unit 52	1,247 sqft
Unit 53	1,247 sqft
Unit 54	1,247 sqft
Unit 55	1,247 sqft
Unit 56	1,247 sqft
Unit 57	1,247 sqft
Unit 58	1,247 sqft
Unit 59	1,247 sqft
Unit 60	1,247 sqft
Unit 61	1,247 sqft
Unit 62	1,247 sqft
Unit 63	1,247 sqft
Unit 64	1,247 sqft
Unit 65	1,247 sqft
Unit 66	1,247 sqft
Unit 67	1,247 sqft
Unit 68	1,247 sqft
Unit 69	1,247 sqft
Unit 70	1,247 sqft
Unit 71	1,247 sqft
Unit 72	1,247 sqft
Unit 73	1,247 sqft
Unit 74	1,247 sqft
Unit 75	1,247 sqft
Unit 76	1,247 sqft
Unit 77	1,247 sqft
Unit 78	1,247 sqft
Unit 79	1,247 sqft
Unit 80	1,247 sqft
Unit 81	1,247 sqft
Unit 82	1,247 sqft
Unit 83	1,247 sqft
Unit 84	1,247 sqft
Unit 85	1,247 sqft
Unit 86	1,247 sqft
Unit 87	1,247 sqft
Unit 88	1,247 sqft
Unit 89	1,247 sqft
Unit 90	1,247 sqft
Unit 91	1,247 sqft
Unit 92	1,247 sqft
Unit 93	1,247 sqft
Unit 94	1,247 sqft
Unit 95	1,247 sqft
Unit 96	1,247 sqft
Unit 97	1,247 sqft
Unit 98	1,247 sqft
Unit 99	1,247 sqft
Unit 100	1,247 sqft



contact us and take the next step toward securing a high-performing asset in Calgaryâ€™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
----------------	---

Listing Details

Listing Office	CIR Realty
----------------	------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 9:46pm PDT