

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

MLS® #A2261929

**\$3,350,000**

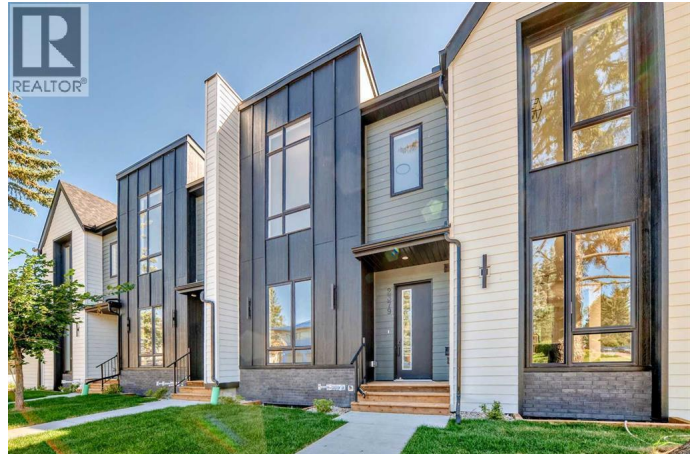
0 Bedroom, 0.00 Bathroom, 5,752 sqft

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, irrigation, window coverings, and nicely treed too! 4 single garages and 2 large indoor storage units complete this package. This build is eligible for CMHC Select financing, separately titled and metered. Take advantage of Calgary's rental market in one of the most desirable locations with C-Train access, minutes to the University of Calgary, Foothills Hospital and 10 minutes to downtown. (id:6289)

Built in 2025



## Essential Information

Listing #	A2261929
Price	\$3,350,000
Bathrooms	0.00
Square Footage	5,752
Acres	0.15
Year Built	2025
Type	Multi-family
Sub-Type	Freehold

## Community Information

Address	2371 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
Province	Alberta
Postal Code	T2M4C9

## Amenities

Features	Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

## Interior

Appliances	See remarks
Heating	Natural gas Forced air
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

## Exterior

Exterior	Stone
Foundation	Poured Concrete

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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Listing information last updated on October 12th, 2025 at 9:16am PDT