

\$3,500,000 - 2371 20 Avenue Nw, Calgary

MLS® #A2228946

\$3,500,000

0 Bedroom, 0.00 Bathroom, 5,821 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 nearing completion (end of July), 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 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 have 9' ceilings, 1 bedroom plus a flex room, 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 and nicely treed too! Take advantage of Calgary's booming rental market in one of the most desirable locations with C-Train access, minutes to the University and less than 15 minutes to downtown.

Built in 2025

Essential Information

MLS® #	A2228946
Price	\$3,500,000
Bathrooms	0.00



Square Footage	5,821
Acres	0.15
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2371 20 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4C9

Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

Interior

Interior Features	Built-in Features
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	BBQ gas line
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2025
Days on Market	70
Zoning	R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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