

# \$3,100,000 - 4932 21 Avenue Nw, Calgary

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MLS® #A2254062

**\$3,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Montgomery, Calgary, Alberta

Don't miss out on this brand new 8plex complete with a 4-car detached garage at the rear. This unique offering features 8 modern units across 2 separate buildings (front and back buildings). The front building will feature 4 bedroom upper units while the back building will feature 3 bedroom upper units. This property has strong rental potential and the flexibility to generate cash flow, especially using the MLI Select program. Each residence is thoughtfully designed with contemporary finishes, open-concept layouts, and low-maintenance exteriors—perfect for attracting quality tenants. Located in the heart of Montgomery, this property is steps from the Bow River pathway system, Edworthy Park, Market Mall, Foothills Hospital, and the University of Calgary, making it highly desirable for professionals, students, and families alike. With quick access to downtown, major roadways, and transit, the location is both convenient and connected. This is a turnkey commercial multi-family property offering investors a rare chance to secure long-term rental income in one of Calgary's most sought-after and evolving communities.



Built in 2026

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2254062    |
| Price  | \$3,100,000 |

|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 2026         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4932 21 Avenue Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0X2           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Exterior

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 59                  |
| Zoning         | R-CG                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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