

\$2,750,000 - 1322 34 Street Se, Calgary

MLS® #A2267763

\$2,750,000

0 Bedroom, 0.00 Bathroom, 5,824 sqft

Multi-Family on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Brand-New 4-Plex in Radisson Heights “
Facing Green Space, Legal Basement Suites
& Garages

Discover an exceptional opportunity to own a newly built, high-performing 4-plex in Radisson Heights, one of Calgary’s most accessible and fast-developing inner-city communities. Purpose-built for investors and modern living, this property combines architectural sophistication, premium finishes, and impressive income potential.

Perfectly positioned facing a beautiful green space, the property offers peaceful surroundings and enhanced curb appeal—an ideal balance of urban convenience and open-air tranquility.

Each of the four main units features a spacious two-storey layout with 3 bedrooms on the upper level, including a primary suite with private ensuite bathroom. The open-concept main floor offers bright living spaces, designer kitchens with quartz countertops and stainless steel appliances, and luxury vinyl plank flooring throughout for durability and modern style.

Every unit includes a fully legal 2-bedroom basement suite with its own private entrance, creating eight self-contained dwellings in total. Each suite is equipped with an independent mechanical room, ensuring separate utilities



and ease of managementâ€”ideal for maximizing rental flexibility and return.

Adding to the propertyâ€™s functionality and appeal are four private garage parking stalls, offering secure and convenient tenant parkingâ€”an attractive feature that enhances both value and marketability.

The exterior showcases contemporary architecture, premium materials, and professional landscaping, presenting a cohesive, high-end look rarely found in comparable multi-family developments.

Located just minutes from downtown Calgary, with easy access to major roadways, public transit, schools, parks, and amenities, this property is ideally positioned for strong rental demand and long-term growth.

Eligible for CMHC Select Financing, this is a rare opportunity to acquire a turnkey, income-generating asset in a prime inner-city location.

Contact us today for full details or to schedule a private tour.

Built in 2026

Essential Information

MLS® #	A2267763
Price	\$2,750,000
Bathrooms	0.00
Square Footage	5,824
Acres	0.00
Year Built	2026
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	1322 34 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0Z9

Amenities

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

Exterior

Roof	Asphalt Shingle
------	-----------------

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.