

# \$1,700,000 - 1926/1928 32 Street Sw, Calgary

MLS® #A2255248

**\$1,700,000**

0 Bedroom, 0.00 Bathroom, 1,262 sqft

Multi-Family on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

A rare opportunity to own the entire building in the highly sought-after community of Killarney. This 4-corner, 4-plex townhome condo's offers a proven track record of steady rental income with 0% vacancy, excellent tenants already in place and sits on a 50' x 120' lot on a quiet street in Killarney.

Each of the four units is a fully self-contained, two-storey townhouse-style home with a developed basement, designed for privacy and functionality.

The two front units offer approximately 1,720 sq.ft. of living space, while the two back units feature about 1,665 sq.ft.

Layout highlights include: 2 bedrooms + full bath on the upper level, generous rec room (used as a 3rd bedroom) + 2nd full bath in the basement, in-suite laundry in every unit, separate outdoor patio space, parking pad for each unit, and separate utilities (all paid by tenants.)

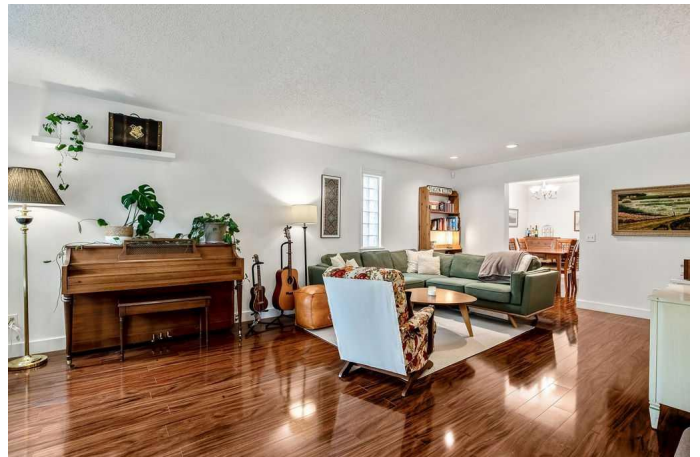
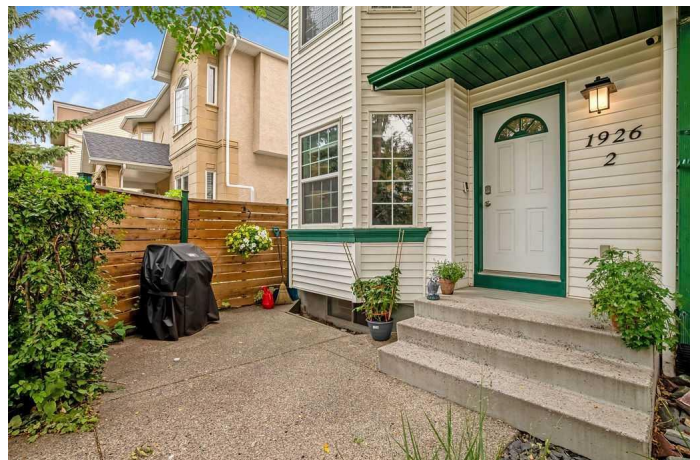
With its turnkey setup, reliable income, and desirable inner-city location, this property checks all the boxes for investors seeking cash flow, stability, and long-term growth potential.

Built in 1995

## Essential Information

MLS® # A2255248

Price \$1,700,000



|                |              |
|----------------|--------------|
| Bathrooms      | 0.00         |
| Square Footage | 1,262        |
| Acres          | 0.00         |
| Year Built     | 1995         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Style          | 2 Storey     |
| Status         | Active       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1926/1928 32 Street Sw |
| Subdivision | Killarney/Glengarry    |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 2R1                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Other, Parking, Storage                                                        |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, Water Available |
| Parking Spaces | 4                                                                              |
| Parking        | Off Street, Parking Pad, Stall                                                 |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 31                   |
| Zoning         | M-C1                 |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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