

625 2 Avenue NW Calgary, AB T2N 0E2

Commercial
Active

A2277134

PD:

DOM: 85
CDOM: 85
LP: \$5,580,000.00
LR:
OP: \$5,800,000.00



Trans Type: For Sale
County: Calgary
Type: Multi Family
Bus Type:
Building Type:
Subdivision: Sunnyside
LINC#: [0014199822](#)
Legal Desc: 1948P;25;10,11
Legal Pln: 1948P **Blk:** 25 **Lot:** 10,11

Title: Fee Simple
City: Calgary
SQFT: 13,560
Year Built: 2026
Business: Yes
Floors: 3
Buildings:

Zoning: M-CG d72
Lot Size: 4477 SF|415.92 SM
Exclusions: No
Reports: Building Plans, Floor Plans
Restrictions: None Known
Disclosure:
Owner Type:
Possession: Upon Completion/12 Months

Tax Amt: \$0.00
Tax Year: 2026
SRR: No
Leg Unit #:

Public Remarks: 12 LEGAL UNITS | BRAND NEW 6-PLEX | INNER-CITY LOCATION | CMHC MLI SELECT ELIGIBLE | Purpose-built for long-term performance, this brand new inner-city multifamily asset delivers 6 townhouse-style units, each paired with a fully self-contained legal basement suite, creating 12 legal rental units designed to maximize income stability and operational efficiency. Currently under construction, the project offers investors the opportunity to secure a modern, code-compliant rental property in one of Calgary's most desirable and supply-constrained inner-city communities. Above-grade residences span 3 storeys and feature bright, open-concept main floors with contemporary finishes selected for durability, tenant appeal, and low-maintenance ownership. Functional kitchen layouts incorporate modern appliances and generous prep and storage space, supporting everyday usability and broad rental demand. The second level is thoughtfully configured with 2 bedrooms, a full 4-piece bathroom, in-suite laundry and a dedicated bonus room, while the entire third level is designed as a private primary retreat complete with a walk-in closet, a 5-piece ensuite, and a private balcony. Each lower-level residence is a fully legal basement suite with a private entrance, dedicated kitchen, living area, full bathroom, bedroom, and in-suite laundry, offering true separation between units for privacy, sound control and flexible leasing strategies. Phenomenally located in the heart of Sunnyside with immediate access to boutique shops, acclaimed restaurants, independent cafes, the Sunnyside LRT Station, the Bow River pathway system and downtown, reinforcing consistent rental demand and long-term appreciation. Contemporary construction standards, fire-rated and sound-separated assemblies, and modern mechanical systems reduce capital risk while positioning the property as a clean, scalable acquisition. This offering is well suited for investors seeking durable cash flow, portfolio diversification and premium inner-city exposure in a market where well-designed, legal rental housing continues to outperform.

Property Information

Building Area: 13,560.00
Footprint SF:
Builder Name:
Tax Assess Val: \$0
Construct Type: Stucco, Wood Frame
Exclusions: See Remarks
Heating: High Efficiency, Forced Air, Natural Gas
Inclusions: See Remarks
Fire Protection: Smoke Detectors

Nearest Town:
Foundation: Poured Concrete
Roof: Asphalt Shingle, Metal
Tax Roll #:

Frontage:
Live Work:
ASPARP:

Agent & Office Information

List Agent: [Abe Elhage](#) abehage@gmail.com
List Firm: [LPT Realty](#)
Firm Address: 1000-250 2 ST SW, Calgary, T2P 0C1
Appt: Please contact Abe 403-608-8804
Showing Contact: Abe Elhage 403-608-8804
Comm: 3.5% on the 1st 100,000 & 1.5% on the BOSP NET GST
LB Type/Info: Call Listing Office/
Owner Name: BAADANI DEVELOPMENT INC. **Ownership:** Private
Occupancy: New; Never Occupied **Exclusion:** No
Member Rmks: This is a pre-sale. Measurements are taken from floor plans. Subdivision, title split and condo corp are all currently in progress. Deposit instructions are in supplements. Contact Abe Elhage at 403-608-8804 or email abe.elhage@hagent.ca with any questions or offers.

Phone: [877-366-2213](tel:877-366-2213)
Phone: [877-366-2213](tel:877-366-2213)
Firm Fax:
List Date: 01/06/2026
Expiry Dt: 04/30/2026
With Dt:
SRR: No

Printed Date: 04/01/2026 11:42:04 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.