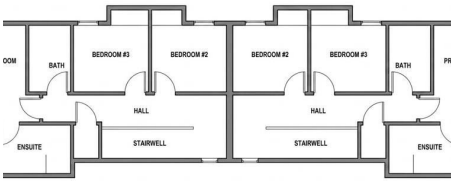
1&2 922 17 Avenue NW

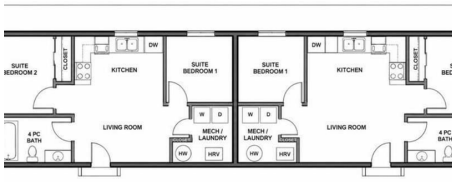
Calgary | Active | MLS® A2352351

$1,475,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,406 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage METRO

A closer look

Exceptional Investment Opportunity in the Heart of Mount Pleasant! This brand new front and back duplex offers four fully self contained legal dwelling units, making it an ideal addition to any real estate portfolio or a perfect opportunity for owner occupants seeking mortgage helping rental income. Each upper residence features a thoughtfully designed floor plan with 3 spacious bedrooms, 2 full bathrooms, convenient upper-floor laundry, and a bright, open-concept main level complete with a welcoming living room, dining area, modern kitchen, and a 2-piece powder room. The legal basement suites offer 1 bedroom, 1 full bathroom, separate laundry, and private entrances, providing comfortable and desirable rental accommodations. Built with quality craftsmanship and contemporary finishes throughout, this property also includes a double detached garage and low-maintenance landscaping. Situated in the highly sought-after community of Mount Pleasant, residents will enjoy easy access to SAIT, downtown Calgary, Confederation Park, schools, transit, and an abundance of popular restaurants, cafés, shopping, and everyday amenities. With strong rental demand, excellent cash-flow potential, and a prime inner-city location, this is a rare turnkey investment opportunity you won't want to miss. (PLEASE NOTE: PHOTOS ARE FROM A DIFFERENT PROJECT BY THE SAME BUILDER)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352351
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Front/Back
Total Living Area:	2,406 sq. ft.
Lot Area:	2,992 sq. ft.

Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2934O
Heating:	Central, Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 5'10" × 5'4" ·
Main Floor	Flex Space · 6'8" × 5'4" ·
Main Floor	Kitchen · 12'9" × 8'6" ·
Main Floor	Living/Dining Room Combination · 14'4" × 10'7" ·
Upper Level	Bedroom - Primary · 11'7" × 9' ·
Upper Level	Bedroom · 9' × 8' ·
Upper Level	Bedroom · 9' × 8' ·
Basement	Bedroom · 9'5" × 8' ·
Basement	Bedroom · 10' × 8'1" ·
Basement	Living Room · 10'9" × 6'5" ·
Basement	Kitchen · 11' × 5'2" ·
Basement	Furnace/Utility Room · 6'9" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance

Exterior Features:	Other
Patio And Porch Features:	Other
Lot Features:	Back Lane, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-922-17-avenue-nw-calgary-a2352351/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.