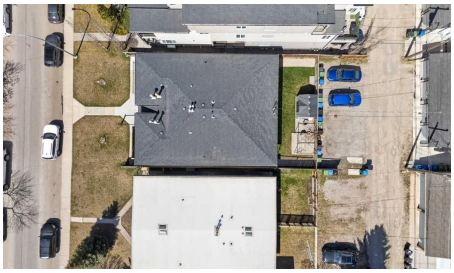
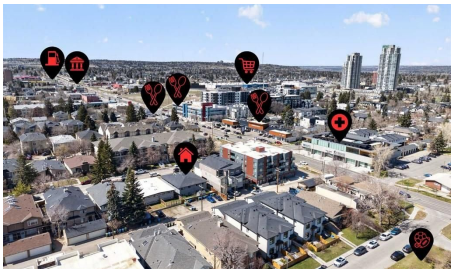
1920 31 Street SW

Calgary | Active | MLS® A2348979

$1,599,999











Year Built	Living area
1979	**2,214.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Ideally located in the highly desirable inner-city community of Killarney, just steps from vibrant 17th Avenue, this turnkey 4-plex offers the stability, upside, and value that serious investors look for. Stability comes first: all four units are 3-bedroom suites on fixed-term leases, a significant differentiator from the 2-bedroom units that make up much of the competing multi-family inventory. Larger layouts appeal to families, roommates, and long-term tenants, helping support consistent occupancy and dependable income. Each fully self-contained unit offers between 997-1,043 sq ft of well-designed living space with 3 bedrooms, 1 full bathroom, and in-unit laundry, and has been updated with durable vinyl plank flooring for a modern, low-maintenance finish. Every suite is separately metered with its own furnace and hot water tank, so tenants pay their own utilities, keeping operating costs predictable and management simple. The two upper units feature charming wood-burning fireplaces and sunny private balconies, while all residents enjoy outdoor backyard space and additional storage in the on-site shed. Four rear parking stalls provide one assigned stall per unit, with ample street parking out front for guests. Recent concrete repair work around the building has improved lot grading and drainage, protecting the property and minimizing future maintenance. The property currently generates $8,050 per month in rental income, averaging roughly $2,010 per unit, leaving clear upside as leases renew and rents move toward current market rates of $2,500+ for 3-bedroom units in the area, a meaningful opportunity to grow income without major capital investment. With updated units, separate utilities, recent exterior improvements, and all four units occupied, this is a turnkey, cash-flow-positive asset that lets a new owner step in with secure income from day one. Situated within walking distance of transit, schools, parks, and countless amenities, the location offers quick access to downtown while being moments from the restaurants, cafés, boutiques, and nightlife that make 17th Avenue one of Calgary's most dynamic destinations. Whether you're expanding your portfolio or securing a multi-family asset in a high-demand rental area, this Killarney 4-plex delivers stable income today and lasting investment potential for tomorrow.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2348979
Year Built	1979
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Total Living Area:	2,214.25 sq. ft.
Main Level Finished Area:	2,214.25 sq. ft.
Below Grade Finished Area:	2,205.97 sq. ft.

Lot Area:	5,995 sq. ft.
Year built:	1979 (Age: 47)
Bathrooms:	- (Full:-, Half:-)
Plan:	5980AM
Heating:	Forced Air
Foundation:	Poured Concrete
Construction Material:	Concrete, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl
Cooling:	None
Garage:	No
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Range, Refrigerator, Washer/Dryer
Inclusions:	Shed
Restrictions:	None Known
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Exterior Features:	Lighting, Private Yard, Storage
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn
Num. of Parcels:	0

Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1920-31-street-sw-calgary-a2348979/

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

Data was last updated November 27, 2026 at 05:30 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.