7726 & 7728 34 Avenue NW

Calgary | Active | MLS® A2341586

$1,249,000









Year Built	Living area
1969	**1,986 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

A rare opportunity to own a true purpose-built four-plex on a large lot in Bowness. Designed as four self-contained residences, the property features a four-corner layout with two units at the front and two at the rear, each with its own private entrance and functional two-level floor plan. Every unit offers a kitchen and living room on the main level, with two bedrooms, laundry and 1 bathroom downstairs, providing tenants with excellent separation between living and sleeping spaces. Each residence has its own furnace and hot water tank and is separately metered for gas and electricity, with tenants paying their own utilities. All four units also feature a private balcony and fully fenced yard, a major advantage for tenants with children or pets. The property includes rear parking for four vehicles, a storage shed, a roof replaced in 2016 and two recently replaced hot water tanks. Currently fully rented and generating $6,800 per month in rental income. Conveniently located close to transit, schools and shopping, helping attract a wide range of renters. A strong long-term investment in an established Calgary community with four purpose-built rental units and excellent tenant amenities.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2341586
Year Built	1969
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Total Living Area:	1,986 sq. ft.
Lot Area:	7,620 sq. ft.
Lot Frontage:	63'1½"
Year built:	1969 (Age: 57)
Bathrooms:	- (Full:-, Half:-)
Plan:	6833JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Ensuite:	No
Garage:	No
Garage Spaces:	0
Parking:	Alley Access
Parking Places:	4
Parking Total/Covered:	4 / -
City Quadrant:	Northwest
Community:	Bowness
Inclusions:	Fridge (4), Stove (4), Hood fan (1), OTR Microwave (3), Washer (4), Dryer (4)
Restrictions:	Encroachment, Utility Right Of Way
Title to Land:	Fee Simple
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Sep 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7726-7728-34-avenue-nw-calgary-a2341586/

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