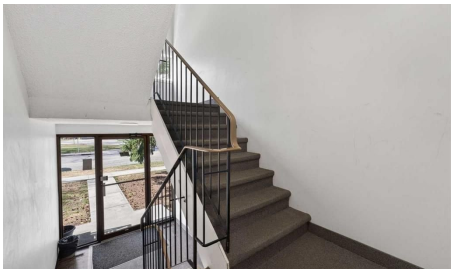
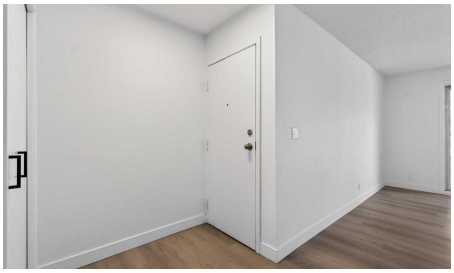
934 5A Street NW

Calgary | Active | MLS® A2358223

$1,699,000









Year Built	Living area
1980	**4,220.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to Sunnyside-one of Calgary’s most sought-after inner-city communities, just steps from the vibrant amenities of Kensington. This exceptional multi-family property presents a prime investment opportunity with strong existing income and additional upside potential. The building features four fully self-contained units, each offering 1,046-1,061 sq ft of well-designed living space, complete with 3 bedrooms and 1.5 bathroom. All units have been recently renovated with durable vinyl plank flooring throughout, while two units feature updated cabinetry and quartz countertops. As part of these upgrades, each suite is equipped with convenient in-unit laundry, enhancing both tenant comfort and long-term rental appeal. The mechanical systems-individual furnaces and hot water tanks for each unit-are located in the basement, supporting efficient maintenance and operation. Three of the four units are currently tenanted, generating $7,400/month in rental income, with tenants paying their own utilities. The fourth unit was most recently rented for $2,800/month, highlighting the strong revenue potential and immediate upside for investors. Additionally, there is potential to develop two basement units, offering a valuable opportunity to further increase cash flow and maximize returns. The property also includes four outdoor parking stalls, adding to tenant convenience and overall appeal. Ideally located, this property is just moments from Memorial Drive, the iconic Peace Bridge, and an abundance of shops, restaurants, parks, and transit options. Directly across the street, a community park and open green space serve as a year-round gathering place, including a popular outdoor skating rink in the winter months-enhancing the property’s appeal to tenants seeking both lifestyle and convenience. Whether you’re a seasoned investor or looking to expand your portfolio, this is a rare opportunity to acquire a turnkey asset in a high-demand rental location with future development upside.

Property details

Status	Active
Prop. Type	Multi-Family
MLS® Num	A2358223
Year Built	1980
Property Type:	Multi-Family
Property Sub Type:	4 plex
Transaction Type:	For Sale
Home Style:	2 Storey
Total Living Area:	4,220.25 sq. ft.
Below Grade Finished Area:	1,427.99 sq. ft.
Lot Area:	6,006 sq. ft.
Lot Frontage:	50'1½"

Stories Total:	2
Levels:	Multi/Split
Year built:	1980 (Age: 46)
Bathrooms:	- (Full:-, Half:-)
Plan:	1948P
Heating:	Forced Air
Basement:	Full, Unfinished
Foundation:	Poured Concrete
Construction Material:	Brick, Concrete
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	See Remarks
Garage:	No
Parking:	Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
City Quadrant:	Northwest
Community:	Sunnyside (Calgary)
Appliances:	Dishwasher, Range, Refrigerator, Washer/Dryer
Inclusions:	N/A

Restrictions:	Restrictive Covenant
Title to Land:	Fee Simple
Interior Features:	Open Floorplan, Quartz Counters, Separate Entrance, Storage
Exterior Features:	Lighting, Playground
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/934-5a-street-nw-calgary-a2358223/

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.