

\$3,300,000 - 633 22 Avenue Ne, Calgary

MLS® #A2235638

\$3,300,000

0 Bedroom, 0.00 Bathroom, 5,257 sqft

Multi-Family on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

A tremendous opportunity to enhance your real estate portfolio with this show-stopping 4-plex in the heart of Winston Heights—an established inner-city community known for its central location, strong rental demand, and vibrant neighborhood charm. This brand-new, purpose-built investment property features four beautifully designed townhomes, each with 3 bedrooms, paired with four fully legal 2-bedroom basement suites—eight rentable units in total, all with private entrances for maximum flexibility and income potential. From the moment you arrive, the striking curb appeal sets this property apart. The exterior design is a standout, showcasing timeless architecture with a modern twist—clean lines, premium materials, and a sophisticated color palette create a truly upscale, boutique feel. Thoughtful landscaping, stylish lighting, and a unified facade add to the classy, high-end aesthetic that's rarely seen in multi-family builds. Inside, each unit is finished with contemporary, low-maintenance features designed to attract quality tenants and minimize operational costs. Quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and large energy-efficient windows bring together form and function with elegant ease. Ideally located just minutes from downtown Calgary and within easy reach of major roadways, transit, parks, schools, and shopping, this property offers unmatched convenience for tenants and exceptional cash flow potential for investors. CMHC Select



Financing eligible, this is a rare opportunity to own a high-yield, turnkey asset with long-term appreciation in a prime location. Don't miss your chance to invest in one of the most visually stunning and thoughtfully designed 4-plexes Calgary has to offer. Contact us today for more details or to schedule a private tour.

Built in 2025

Essential Information

MLS® #	A2235638
Price	\$3,300,000
Bathrooms	0.00
Square Footage	5,257
Acres	0.14
Year Built	2025
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

Community Information

Address	633 22 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1V3

Amenities

Parking Spaces	4
----------------	---

Additional Information

Date Listed	June 30th, 2025
Days on Market	125
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.