

FOR SALE

CONTACT AGENT

8-PLEX PROJECT IN CALDER

Calder, AB

Property Highlights

Rare opportunity to acquire a brand-new, fully completed and stabilized 8-plex multifamily investment property located in the desirable Calder neighbourhood of Edmonton, Alberta. This turnkey asset offers immediate cash flow with no construction risk or lease-up delays, making it an ideal opportunity for investors seeking stable income and long-term appreciation. The property consists of four spacious three-bedroom, 2.5-bathroom upper units and four legal one-bedroom basement suites, totalling 16 bedrooms and 16 bathrooms. All suites are fully finished and include a complete appliance package, providing modern, move-in-ready accommodations.

A significant investment advantage is that the property is already qualified and financed under the CMHC MLI Select program, allowing purchasers to assume favourable financing terms. Situated in a prime location just minutes from schools, playgrounds, sports fields, and other amenities, the property offers strong tenant appeal and long-term rental demand. With the asset fully stabilized and income-producing, this is an exceptional opportunity to acquire a high-quality multifamily investment in an established Edmonton community.

Property Type	8-Plex Multifamily Investment
Unit Mix	4 Three-Bedroom Upper Units + 4 Legal One-Bedroom Basement Suites
Parking	4 On-Site Parking Stalls
Status	Fully Completed & Stabilized

Natasha Malhorta, Associate

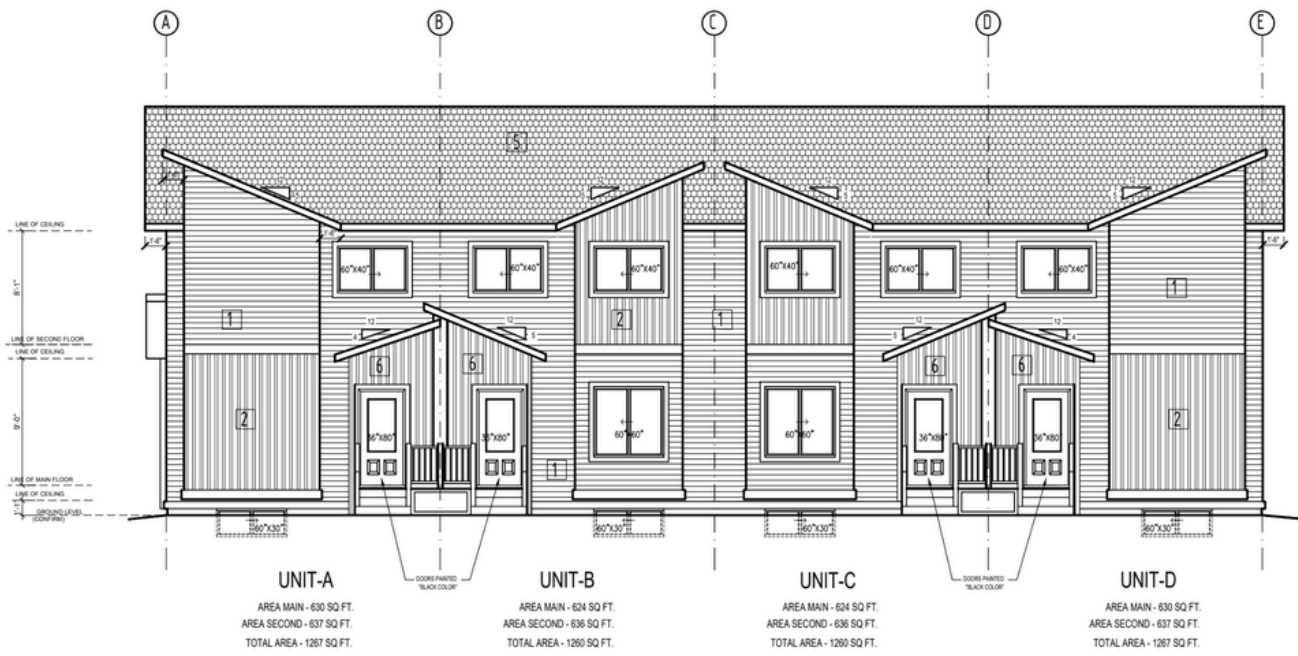
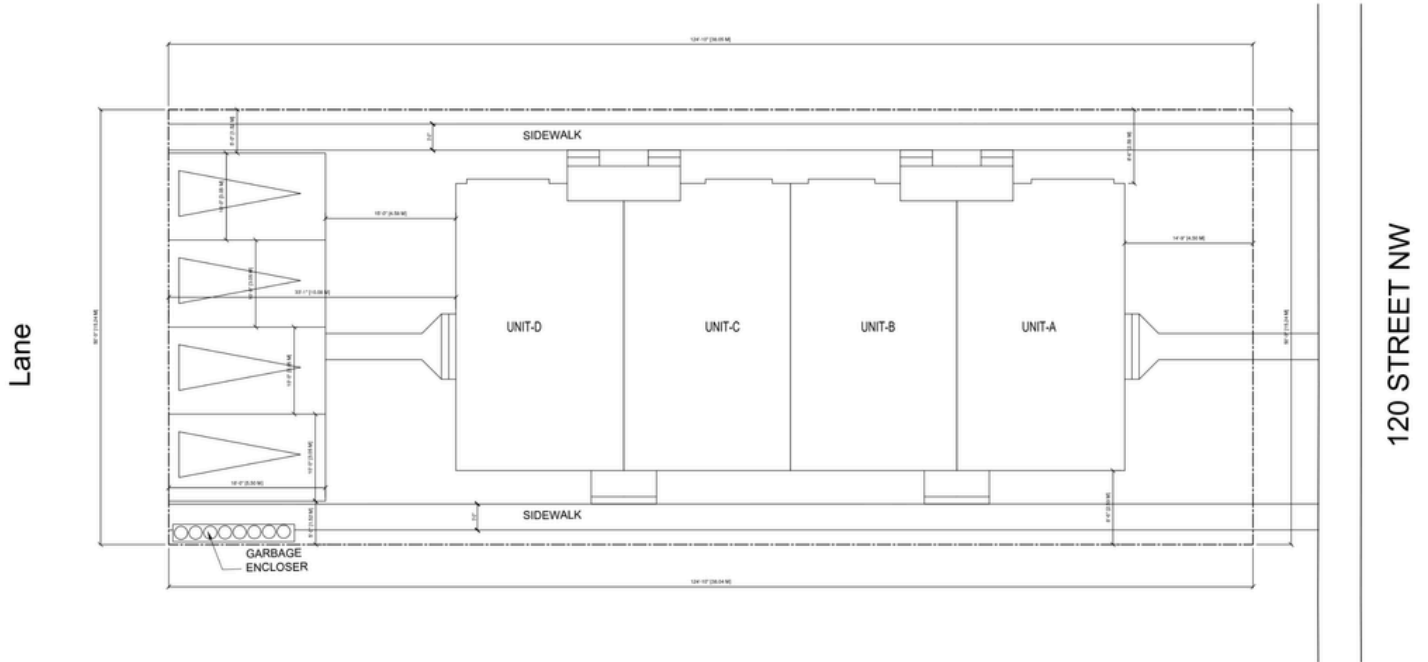
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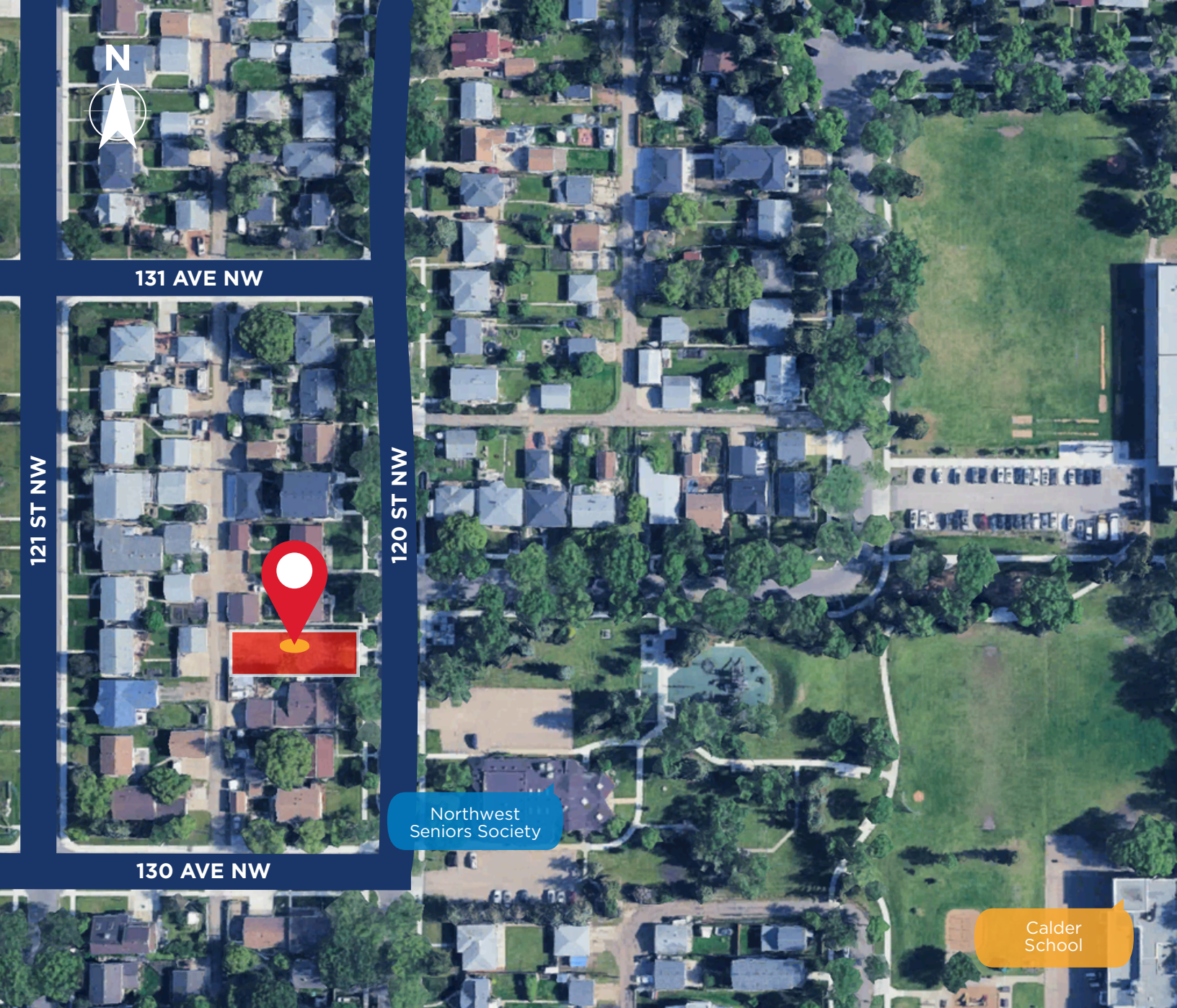
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PICTURE GALLERY




SITE PLAN





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