

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 12 HUNTLEY CLOSE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31689

**MLS ID:**  
A2248006

**\$1,750,000**



 **KERRY ROSS**  
 (403) 651-1818

 Real Estate Professionals Inc.  
 403-547-4102

 12 Huntley Close NE, Calgary , Alberta T2K4Z3

**Transaction Type**

For Sale

**Days On Market**

61

**Zoning**

M-C1

**Subdivision**

Huntington Hills

**Building Type**

See Remarks

**Year Built**

1974

**Structure Type**

Five Plus

**Property Type**

Commercial

**Property Sub Type**

Multi Family

**Legal Plan**

686LK

**Building Area (Sq. Ft.)**

2924.00

**Building Area (Sq. M.)**

271.65

**Lot Size (Sq. Ft.)**

7370

**Lot Size (Acres)**

0.17

**Inclusions**

6 - REFRIGERATORS, 6 - ELECTRIC  
STOVES, 6 - HOOD FANS, 6 -  
WASHERS, 6 - DRYERS, ALL  
WINDOW COVERINGS

**Restrictions**

Airspace Restriction

**Reports**

Call Lister, Title

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained and updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67' x 110' lot (7,370 sq. ft.) on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020 and new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and there is plenty of street parking for friends and guests. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible for snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two elementary schools, public transportation, playgrounds, easy access to major transportation routes, shopping malls and the airport, make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.