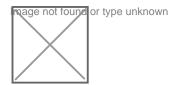


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **1651 8 AVENUE NW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32265

D: MLS ID: A2259507

\$13,500,000



- **△** GENE YAMADA
- **(403)** 714-5325
- Royal LePage Solutions
- **403-289-3322**
- 1651 8 Avenue NW, Calgary , Alberta T2N1C4

**Transaction Type** 

For Sale

**Days On Market** 

18

Zoning R-CG

Subdivision Hillhurst

**Property Type** 

Commercial

Year Built

Structure Type Townhouse

2024

**Property Sub Type** 

Multi Family

Legal Plan

6219L

Building Area (Sq. Ft.)

24086.40

Building Area (Sq. M.)

2237.68

Lot Size (Sq. Ft.)

17792

Lot Size (Acres)

0.41

Roof

Flat Torch Membrane

**Foundation** 

**Poured Concrete** 

Inclusions

Heating

Cooling Central Air

Boiler, High Efficiency, Natural Gas

23 stoves, 23 refrigerators, 23

dishwashers, 23 sets of washers and dryers, all window coverings, 12 airconditioning units, 11 garage door

openers and controls

Reports

Restrictions None Known

Financial Statements, RPR with

Compliance

Urban Gardens - Rare 23-Unit Offering in Prime Hillhurst Location Exceptional opportunity to acquire a high-performing, purpose-

built multi-unit property in the heart of Hillhurst. Located just a few blocks from Kensington, Riley Park, SAIT, and with direct access to downtown Calgary, Urban Gardens offers long-term stability and tenant appeal in one of Calgary's most sought-after inner-city neighbourhoods. This well-designed development includes a total of 23 units: 12 four-storey townhomes, each with: 3 bedrooms (most with ensuites) Private balconies 11 legal basement suites (1 per townhome) 11 titled/private garages Built with tenant comfort in mind, the majority of townhomes feature ensuite bathrooms for each bedroom, modern open-concept layouts, and private outdoor spaces. The property is centered around a beautifully landscaped communal courtyard with a community garden, promoting resident interaction and enhancing curb appeal. Strong location fundamentals support both rental income and long-term appreciation potential. Walkable to transit, schools, restaurants, shopping, and recreational amenities. Property Highlights Total Units: 23 Townhomes: 12 Basement Suites: 11 (separately metered) Garages: 11 (titled/private) Bedrooms (avg): Most townhomes feature 3 bedrooms Bathrooms: Most bedrooms include private ensuites Outdoor Spaces: Private balconies for most units; communal courtyard with garden Parking: 11 private garages + additional street parking Heating: Hi efficiency Forced air / individual units Zoning: R-CG with central air conditioning Legal Status: Purpose-built with legal secondary suites Building Size: Insert Year Built: 2024

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