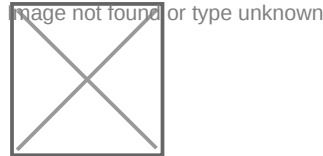


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1651 8 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32265

MLS ID:
A2259507

\$12,999,999



 **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

85

Zoning

R-CG

Subdivision

Hillhurst

Year Built

2024

Structure Type

Townhouse

Property Type

Commercial

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

Cooling

Central Air

Heating

Boiler,High Efficiency,Natural Gas

Inclusions

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

Restrictions

None Known

Reports

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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