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MLS ID:

1651 8 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32265 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

22

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

Inclusions

Cooling Central Air Heating

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

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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