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1651 8 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
34060

MLS ID:
A2287084

\$12,499,999



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 1651 8 Avenue NW, Calgary , Alberta T2N1C4

Transaction Type For Sale	Days On Market 63	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.) 15400.00	Building Area (Sq. M.) 1430.69	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 None
Restrictions None Known	Reports Building Plans	

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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