

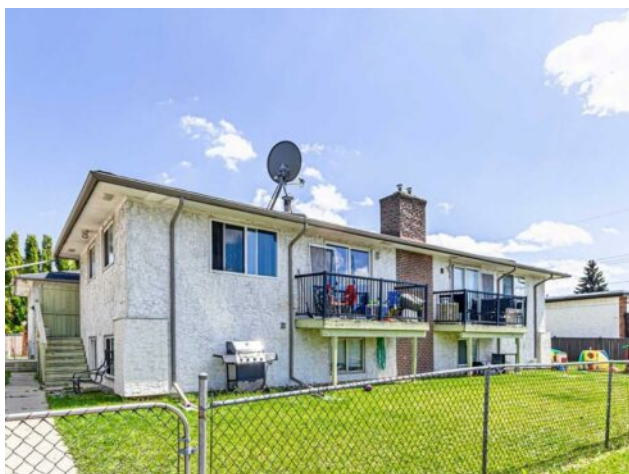


GRASSROOTS
REALTY GROUP

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1-6, 8 Huntley Close NE
Calgary, Alberta

MLS # A2244388



\$1,870,000

| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 7,598 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | - | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

Rare Investment Opportunity & Fully Tenanted 6-Unit Townhouse Condominium. Located in the desirable Huntington Hills community, this exceptional six-unit townhouse complex presents an ideal opportunity for investors seeking strong returns and minimal upkeep. Each unit is individually titled, providing added flexibility and future resale options. The property consists of spacious bi-level layouts in most units, with Suites 2 and 5 offering two-storey floor plans. All six units are fully tenanted and equipped with in-suite washers and dryers, contributing to tenant satisfaction and convenience. Highlights: Total building size: 9,058 sq ft (approx.) Monthly rental income: \$13,230 All six units fully leased. Nine designated parking stalls .Landscaped lot with well-maintained lawns. Low maintenance costs. This rare, income-generating property combines solid rental revenue with long-term investment potential. Don't miss your chance to acquire a fully operational, multi-unit asset in a well-established neighborhood.