



**GRASSROOTS**  
REALTY GROUP

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**12 Huntley Close NE**  
**Calgary, Alberta**

**MLS # A2248006**



**\$1,650,000**

Division:	Huntington Hills		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,924 sq.ft.	Age:	1974 (52 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

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

**Inclusions:** 6 - REFRIGERATORS, 6 - ELECTRIC STOVES, 6 - HOOD FANS, 6 - WASHERS, 6 - DRYERS, ALL WINDOW COVERINGS

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained and updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67' x 110' lot (7,370 sq. ft.) on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020 and new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and there is plenty of street parking for friends and guests. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible for snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two elementary schools, public transportation, playgrounds, easy access to major transportation routes, shopping malls and the airport, make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today!