



**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: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

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!