



1651 8 Avenue NW
Calgary, Alberta

MLS # A2259507

\$12,799,999



Division:	Hillhurst		
Type:	Commercial/Multi Family		
Style:	-		
Size:	24,086 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.41 Acre		
Lot Feat:	-		

Heating: Boiler, High Efficiency, Natural Gas

Bldg Name: -

Floors: -

Water: -

Roof: Flat Torch Membrane

Sewer: -

Basement: -

LLD: -

Exterior: -

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: -

Inclusions: 23 stoves, 23 refrigerators, 23 dishwashers, 23 sets of washers and dryers, all window coverings, 12 airconditioning units, 11 garage door openers and controls

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