



**2025 Home Road NW
Calgary, Alberta**

MLS # A2293632



\$4,300,000

Division:	Montgomery		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	8,450 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, Parking Pad, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Central, High Efficiency	Bldg Name:	-
Floors:	See Remarks, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

5 thoughtfully designed Row/Townhouse with 5 Legal suites (TOTAL 10 LEGAL UNITS) desirable Calgary NW near University of Calgary, Market Mall, Children Hospital, Calgary Olympic Park. Lot size is 8700 sf approx. Location is in front of a bus route and walking distance shopping/grocery/restaurants. Upper floor units are approx 1690 sf offering 3 generous bedrooms w/ensuite bathrooms, WICs and a private balcony. Main floor is open concept with practical center kitchen, powder room, lots of storage and high ceilings (9'9/8'). The basement suites are 1bed/1bath with living area, kitchen, two windows and 9' ceiling height. Contact the listing agent for CMHC-MLI Select proforma and full set of DP drawings. Note - this is a pre-construction project with estimated completion time of spring 2027.