



2226 Westmount Road NW
Calgary, Alberta

MLS # A2314809



\$2,800,000

Division:	West Hillhurst		
Type:	Commercial/Multi Family		
Style:	-		
Size:	5,276 sq.ft.	Age:	2022 (4 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.10 Acre		
Lot Feat:	-		

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

Inclusions: The main building consists of the following: 1 A/C unit, 1 Gas stove/Electric, 1 Dishwasher, 1 x Fridge/freezer, W/D, Microwave, and all window coverings. The other 4 units consist of the following: 4 x dishwashers, 4 x electric stoves, 4 x microwaves, 4 x refrigerators, 4 x washers and dryers,

INVESTORS! Unique residential + rental income! A 3 storey on one side + 4 legal suites on the other. An exceptional opportunity to own a newly built (2022) purpose-built rental property in the highly desirable community of West Hillhurst. Offering 5 residential units across 5,276 sq. ft. of above-grade living space, this turnkey asset combines strong in-place income with immediate value-add potential. Priced at \$2,800,000, reduced from \$3,188,000, the property features a luxurious 3 level attached home and FOUR legal income-generating suites. The proforma projects \$119,375 in annual gross potential income with a modest 5.4% vacancy allowance, resulting in Year 1 effective rental income of \$112,938 and a stabilized NOI of \$74,890. Total operating expenses are estimated at just \$38,048 annually, representing an efficient 33.7% expense ratio attributable to the property's recent 2022 construction, modern building systems, and energy-efficient design. An immediate value-add opportunity exists through the lease-up of the currently vacant Unit 201 (584 SF). Marketed at \$1,750 per month, this suite has the potential to generate approximately \$21,000 in additional annual gross revenue. Additional features include four legal suites with private entrances, in-suite laundry, dedicated storage, and secure underground parking, plus a rare six-stall heated underground parkade. Ideally located minutes from downtown, Kensington, the Bow River pathway system, Foothills and Children's Hospitals, parks, schools, and countless amenities, this is a premier inner-city investment added to your portfolio.