



**1-6, 10 Valarosa Park
Didsbury, Alberta**

MLS # A2317791



\$1,899,000

Division:	NONE		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	9,681 sq.ft.	Age:	2026 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Driveway, Parking Pad, Single Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Bldg Name:	-
Floors:	Carpet, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: 6 Washers, 6 Dryers, 6 Refrigerator, 6 Electric Stoves, 6 Dishwashers, 6 Microwave Hood Fans, 6 Garage door openers.

Exceptional investment opportunity with this newly constructed 6-unit townhouse building offering modern design, strong tenant appeal, and excellent long-term income potential. Situated on a generous 16,000 sq. ft. lot and backing onto a beautiful forested area, this property provides a unique combination of privacy, natural views, and desirable living space for future tenants or owners. Each three-storey townhouse features its own oversized single attached garage measuring over 25 feet in length, providing ample space for parking, storage, or recreational equipment. The ground level of every unit includes a spacious utility/storage room with direct access to the backyard area. The main living level showcases contemporary finishes throughout, including luxury vinyl plank flooring, quartz countertops, and an open-concept layout designed for comfortable everyday living. Each unit offers a bright family room, functional dining area, spacious kitchen with abundant cabinet space, and a convenient 2-piece bathroom. The upper level features thoughtfully designed bedroom layouts. The two corner units offer 3 bedrooms and a full bathroom, while the remaining four units provide 2 bedrooms and a full bathroom, creating broad market appeal for tenants and families alike. At the rear of the building, residents can enjoy a large elevated deck overlooking the treed backdrop, complete with individual privacy walls separating each unit for enhanced comfort and outdoor enjoyment. This turnkey multifamily asset includes New Home Warranty coverage for all units and is designed to qualify for CMHC MLI Select financing, with the potential to achieve up to 100 points, creating significant advantages for investors through enhanced financing options. Combining quality construction, modern finishes, a premium natural setting, and strong financing potential, this is a rare

opportunity to acquire a purpose-built multifamily property positioned for long-term success.