



GRASSROOTS
REALTY GROUP

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1651 8 Avenue NW
Calgary, Alberta

MLS # A2330220



\$12,499,999

Division:	Hillhurst		
Type:	Multi-Family/Row/Townhouse		
Style:	2 Storey		
Size:	24,086 sq.ft.	Age:	2021 (5 yrs old)
Beds:	-	Baths:	-
Garage:	Parkade		
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 washer/dryer sets, all window coverings, 12 air conditioning 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 strong tenant appeal in one of Calgary's most sought-after inner-city neighbourhoods. This thoughtfully designed development includes a total of 23 units: 12 four-storey townhomes, each featuring: 3 bedrooms (most with ensuite bathrooms) Private balconies 11 legal basement suites (one per townhome) 11 titled private garages Built with tenant comfort in mind, the majority of the townhomes feature ensuite bathrooms for each bedroom, modern open-concept layouts, and private outdoor living spaces. The property is centered around a beautifully landscaped communal courtyard with a community garden, fostering a sense of community while enhancing curb appeal. Fully leased and generating positive cash flow, Urban Gardens offers investors immediate, stabilized income in one of Calgary's premier rental markets. Strong location fundamentals support both consistent occupancy and long-term appreciation, with residents enjoying walkable access to Kensington, SAIT, Riley Park, downtown Calgary, transit, shopping, restaurants, schools, and recreational amenities. A significant investment advantage is the existing assumable CMHC-insured mortgage at 3.729%, maturing December 1, 2030 (subject to lender and CMHC approval). This below-market financing presents a rare opportunity for qualified purchasers to secure favourable debt, enhancing cash flow and reducing financing costs while acquiring a stabilized, income-producing asset. Rarely do stabilized, purpose-built multifamily assets with assumable CMHC

financing become available in Calgary's premier inner-city market. Urban Gardens represents an exceptional opportunity for private investors, family offices, and institutional buyers seeking immediate cash flow, long-term appreciation, and attractive in-place financing.