



**GRASSROOTS**  
REALTY GROUP

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**419 Huntsville Crescent NW**  
**Calgary, Alberta**

**MLS # A2344457**

**\$1,199,900**



|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Huntington Hills       |        |                   |
| Type:     | Multi-Family/4 plex    |        |                   |
| Style:    | -                      |        |                   |
| Size:     | 1,984 sq.ft.           | Age:   | 1971 (55 yrs old) |
| Beds:     | -                      | Baths: | -                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.20 Acre              |        |                   |
| Lot Feat: | -                      |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

**\*\*INVESTOR ALERT!\*\*** An exceptional opportunity to own a **\*\*fully rented 4-unit income property with additional garage revenue\*\*** at **\*\*419 Huntsville Crescent NW\*\***. Offering approximately **\*\*3,845 SQ FT** of total developed living space\*\*, this property features **\*\*2 main-floor units, 2 basement units, plus a double detached garage rented separately\*\***, creating multiple income streams from one outstanding investment. **8600 SQFT LOT SIZE!!** The **\*\*two main-floor units are 938 SQ FT each\*\*** and offer functional, spacious layouts designed for comfortable everyday living. Each unit features **\*\*3 bedrooms\*\***, including a generous primary bedroom, a full bathroom, private laundry/mechanical area, kitchen, dining room, spacious living room and its own **\*\*private deck\*\***. The well-planned layouts maximize usable living space while providing each tenant with a completely self-contained residence. The **\*\*two basement units are 889 SQ FT each\*\*** and provide equally impressive layouts. Each basement unit features **\*\*3 bedrooms\*\***, a full bathroom, kitchen, dining area, spacious living room and its own dedicated laundry/mechanical area. With a total of **\*\*12 bedrooms across the four residential units\*\***, this property offers excellent rental flexibility and strong income-producing potential. Best of all, the property is currently **\*\*FULLY RENTED** and generating income from day one!\*\* The **\*\*2 main-floor units rent for \$1,600/month each\*\***, producing **\*\*\$3,200/month\*\***. The **\*\*2 basement units rent for \$1,500/month each\*\***, producing another **\*\*\$3,000/month\*\***. The **\*\*double detached garage is separately rented for \$350/month\*\***, adding another valuable income stream. Combined, the property currently generates **\*\*\$6,550 in gross monthly rental income or \$78,600 in gross annual rental income\*\***. Annual property taxes are approximately

**\*\*\$6,649.90\*\***. Another major advantage for investors is the utility setup. **\*\*ALL 4 RESIDENTIAL UNITS HAVE SEPARATE UTILITY METERS, AND TENANTS PAY THEIR OWN UTILITIES\*\***, helping reduce the owner's ongoing operating expenses and making the property easier to manage. The separately rented **\*\*double detached garage generates an additional \$4,200 annually\*\***, maximizing the property's income potential beyond the four residential units. With **\*\*4 self-contained residences, 12 total bedrooms, separate laundry facilities, separate utility meters, tenant-paid utilities, additional garage income and established tenants already in place\*\***, this property has all the ingredients of a strong investment opportunity. Whether you're expanding an existing real estate portfolio or searching for a multi-unit property with multiple established revenue streams, **\*\*419 Huntsville Crescent NW** offers an attractive combination of consistent income, functionality and long-term investment potential. **\*\* A rare \*\*TURNKEY INVESTMENT OPPORTUNITY\*\*** generating **\*\*\$78,600** in current gross annual rental income!**\*\***