

1651 8 Avenue NW  
Calgary, Alberta

MLS # A2287084



## \$12,799,999

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	15,400 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, High Efficiency, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Urban Gardens &dash; 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 tenant appeal in one of Calgary&rsquo;s most sought-after inner-city neighbourhoods. This well-designed development includes a total of 23 units: 12 four-storey townhomes, each with: 3 bedrooms (most with ensuites) Private balconies 11 legal basement suites (1 per townhome) 11 titled/private garages Built with tenant comfort in mind, the majority of townhomes feature ensuite bathrooms for each bedroom, modern open-concept layouts, and private outdoor spaces. The property is centered around a beautifully landscaped communal courtyard with a community garden, promoting resident interaction and enhancing curb appeal. Strong location fundamentals support both rental income and long-term appreciation potential. Walkable to transit, schools, restaurants, shopping, and recreational amenities. Property Highlights Total Units: 23 Townhomes: 12 Basement Suites: 11 (separately metered) Garages: 11 (titled/private) Bedrooms (avg): Most townhomes feature 3 bedrooms Bathrooms: Most bedrooms include private ensuites Outdoor Spaces: Private balconies for most units; communal courtyard with garden Parking: 11 private garages + additional street parking Heating: Hi efficiency Forced air / individual units Zoning: R-CG with central air conditioning Legal Status: Purpose-built with legal secondary suites Building Size: Insert Year Built: 2024