



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

447 Huntsville Crescent NW
Calgary, Alberta

MLS # A2224832



\$1,195,000

Division:	Huntington Hills		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,989 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Assigned, Outside, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Tar/Gravel
Basement:	-
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	-

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Dryer X 4. Washer X 4 Refrigerator X 4 Electric stove X 4

Invest in a rare opportunity with this well-maintained fourplex, ideally situated in the community of Huntington Hills. Each of the four spacious units offers roughly 980 sq. ft of comfortable living space, featuring 3 bedrooms and full self-containment – including a private utility room with its own furnace, hot water tank, washer, dryer & added storage space. Set on a large, beautifully treed lot, the property offers both privacy and charm. The bright basement suites benefit from large windows that bring in plenty of natural light, creating a more welcoming and open atmosphere rarely found in lower-level units. The upper units feature brand-new patio doors that open onto a recently renovated balcony, offering an unobstructed view and a perfect outdoor retreat. Tenants will also appreciate the convenience of being just minutes from top-rated schools, shopping centers, Deerfoot Trail, and public transit – making this location unbeatable for families and commuters alike. All four units are in immaculate condition, making this a true turnkey investment. With strong rental potential and a prime location, this property is a standout choice for investors or extended families seeking space and independence under one roof. Don’t miss out – four-unit properties like this don’t come around often!