



**GRASSROOTS**  
REALTY GROUP

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2102 5 Avenue NW  
Calgary, Alberta

MLS # A2230192



**\$4,500,000**

Division:	West Hillhurst		
Type:	Commercial/Multi Family		
Style:	-		
Size:	12,100 sq.ft.	Age:	2020 (5 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		
Bldg Name:	-		
Water:	-		
Sewer:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Heating: -  
Floors: -  
Roof: -  
Basement: -  
Exterior: -  
Foundation: -  
Features: -

Inclusions: LAUNDRY UNITS, ALL APPLIANCES, WINDOW COVERINGS

WH05, an exclusive opportunity to acquire a collection of seven fully-leased, contemporary townhomes in the heart of West Hillhurst—one of Calgary’s most established and sought-after inner-city neighbourhoods. This boutique multifamily asset delivers immediate cash flow with long-term upside through future stratification and potential individual resale. Each thoughtfully designed, three-storey home includes three bedrooms, 3.5 bathrooms, a private garage, and a rooftop patio, blending architectural style with durable, low-maintenance finishes. The property has been well maintained since completion and benefits from strong in-place tenancy in a supply- constrained rental market. Ideally located just minutes from downtown, the Bow River pathway system, and the amenities of Kensington, WH05 offers a rare mix of stability, location, and built-in flexibility—making it a compelling urban investment opportunity with both income and future exit potential.