



GRASSROOTS
REALTY GROUP

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4 Huntley Close NE
Calgary, Alberta

MLS # A2266123



\$850,000

Division:	Huntington Hills		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,000 sq.ft.	Age:	1972 (53 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 Fridges, 4 Stoves, 4 washers, 4 dryers

This solid 1972-built 4-plex presents an exceptional opportunity for investors looking to add value and significantly increase rental income. Each of the four spacious units is approximately 1,000 sq. ft. and features three bedrooms, one bathroom, and its own furnace and hot water tank. All the tub surrounds have been recently replaced, but the remainder of the building remains largely in original condition—offering endless potential for modernization and improved returns. Three of the four units are currently occupied, including two long-term tenants. The generous size of each suite provides the perfect canvas for interior upgrades that could dramatically enhance both appeal and revenue. Ideally situated close to major bus routes, Stoney Trail, and Deerfoot Trail, this property also offers quick access to shopping, schools, and all amenities—just minutes from downtown via Centre Street. With strong fundamentals and tremendous upside, this is a rare opportunity to transform a well-built 4-plex into a high-performing investment in a sought-after central location. 4Plex generating \$4,400/month (\$52,800 annually) with tenants paying all utilities — (taxes \$6,072, insurance est. \$3,000) and a solid 5.1% cap rate based on \$850K.”