



GRASSROOTS
REALTY GROUP

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2209 Westmount Road NW
Calgary, Alberta

MLS # A2278565



\$1,399,900

Division:	West Hillhurst		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	3,814 sq.ft.	Age:	1951 (75 yrs old)
Beds:	-	Baths:	-
Garage:	Stall		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: stove(x4), Fridge(x4), dishwasher(x4), hoodfan(x4), washer(x4), dryer(x4)

This exceptional investment opportunity is located on one of West Hillhurst's most desirable streets at 2209 Westmount Road NW. The renovated and updated four-plex is uniquely designed with all suites above grade, featuring two units on the main level and two units on the upper level, maximizing natural light and tenant appeal. The property spans three residential lots with a total frontage of 75 feet, offering excellent long-term holding and redevelopment potential. Each of the four self-contained suites offers two bedrooms and one bathroom and has undergone substantial upgrades. All units feature brand new kitchens and bathrooms, are separately metered, and are equipped with their own new furnaces and hot water tanks. Electrical panels throughout the building have also been updated, ensuring efficient operation and reduced maintenance for years to come. The torch on roof was redone around 2017. The building is fully leased with stable, long-term tenants on fixed-term agreements, providing immediate and reliable rental income. Ample street parking is available directly in front of the property, with additional parking stalls located at the rear. The location is convenient, offering quick access to Crowchild Trail, 14 Street NW and Memorial Drive, and is just minutes from the vibrant Kensington district with its abundance of shops, restaurants and amenities. The Bow River pathway system is also close by, further enhancing the lifestyle appeal for tenants. Being located on a transportation corridor also increases tenant appeal. This is a rare opportunity to acquire a turnkey, low-maintenance multi-family asset in one of Calgary's most sought-after inner-city neighbourhoods.