



**2025 Home Road NW
Calgary, Alberta**

MLS # A2293632



\$4,000,000

Division:	Montgomery		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey		
Size:	10,749 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	-	Baths:	-
Garage:	Double Garage Detached, Parking Pad, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	Central, High Efficiency	Bldg Name:	-
Floors:	See Remarks, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: NA

5 premium Row/Townhouse with 5 Legal suites (TOTAL 10 LEGAL UNITS) in the heart of Calgary NW near University of Calgary, Market Mall and Calgary Olympic Park. Upper floor is approx 1690 sf offering 3 generous bedrooms w/ensuite bathrooms and WICs. All bedrooms are generous size and comes with attached bathroom ideal for University Students. Main floor is open concept with gourmet kitchen, powder room, lots of storage and high ceilings (9'9"/8'). Each townhouse will have a private balcony. The project will be ideal for investor/builder looking to build a rental portfolio in a strong rental demand neighborhood considering close proximity to University, Children Hospital and all amenities. The basement suites are 1bed/1bath with living area, kitchen, two windows and 9' ceiling height. Contact the listing agent for CMHC-MLI Select proforma and full set of DP drawings. Note - this is a pre-construction project with estimated completion time of early 2027.