



**447 Huntsville Crescent NW
Calgary, Alberta**

MLS # A2293800



\$1,150,000

Division:	Huntington Hills		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,989 sq.ft.	Age:	1971 (55 yrs old)
Beds:	-	Baths:	-
Garage:	Asphalt, Plug-In		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

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 7,556 lot, beautifully treed, 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. All tenants are responsible for their own utilities, thanks to separately metered systems, all units are rented on monthly contracts with gross rental income of 6,000 per month ,or \$72,000 annually,(NOI)Approx \$61,022 cap rate 5% 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 fourplex properties in this price range are rare