



**GRASSROOTS**  
REALTY GROUP

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**419 Huntsville Crescent NW**  
**Calgary, Alberta**

**MLS # A2198536**



**\$1,249,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Cork, Laminate, Linoleum, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Metal	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Electric Stove x4, Range Hood x4, Dishwasher x4, Refrigerator x4, Dryer x4, Washer x4, Garage Control(s), Garage Door Opener

Located in a prime and highly sought-after area of Huntington Hills, this well-maintained 4-plex offers an exceptional investment opportunity with a fantastic location just off Centre Street, nestled on a quiet crescent. Each unit boasts 3 bedrooms, 1 bathroom, and separate metering for electricity, gas, and water. The building is fully leased and currently brings in over \$86,000.00 in gross rents annually. The 4-plex sits on an absolutely massive 51'x155' (8600sq') lot. Enjoy quick and easy access to Deerfoot Trail and 14th Street, and within walking distance to a wide range of amenities including Superstore, McDonald's, a convenience store, multiple schools (John G. Diefenbaker High School, Sir John A. Macdonald Middle School, St. Helena School), a library, aquatic center, tennis and pickleball courts, skate park, and more! This property has been thoughtfully updated and maintained, with a variety of recent upgrades including: upgraded 100A electrical system, updated metal roof, sewer drain line repair, renovated kitchens and bathrooms, newer appliances throughout, soundproofing for added privacy and comfort, some updated windows and doors, updated furnaces and hot water tanks, newer flooring, etc. The property includes a double garage and ample parking space off the back lane, providing convenience for both tenants and guests. With consistent and meticulous management by the owners, the property is fully leased with reliable tenants and fixed-term leases in place, making it an investor's dream. Don't miss out on this rare opportunity to add a well-maintained, high-demand property to your portfolio in a fantastic location!