



**GRASSROOTS**  
REALTY GROUP

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265, 269, 273 Walcrest Way SE  
Calgary, Alberta

MLS # A2210087



**\$2,100,000**

Division:	Walden		
Type:	Multi-Family/Row/Townhouse		
Style:	-		
Size:	4,950 sq.ft.	Age:	2023 (2 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.21 Acre		
Lot Feat:	-		

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

Inclusions: N/A

Exceptionally rare opportunity to purchase 3 consecutive lots totaling 6 units with secured CMHC MLI Select already in place! These turnkey homes with legal suites in each offer 7 years of remaining warranty through Alberta New Home Warranty, monthly cashflow and remaining 6 months of free professional property management. Upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and an additional bonus room. Gourmet kitchens offer ceiling height soft close cabinetry, stone countertops and gas ranges. Off the kitchen you will find a large dining room and half bath and mudroom. Full sized laundry located on the top floors along with large primary bedroom with coffer ceiling, large walk-in closets and beautiful ensuites. Additional 2 bedrooms, full bathroom and large bonus room completed the functional upper levels. Lower-level units offer 1-bedroom legal basement suites with 9-foot ceilings, oversized windows and the same upgraded finishes throughout. Each lot comes with its own 2 car detached garage. Located in the established SW community of Walden, steps from parks, transit and ample amenities. This unique multifamily opportunity offering gross rental income of \$12,200 monthly and is an established running true turnkey opportunity.