

\$1,750,000 - 12 Huntley Close Ne, Calgary

MLS® #A2248006

\$1,750,000

0 Bedroom, 0.00 Bathroom, 2,924 sqft

Multi-family on 0.17 Acres

Huntington Hills, Calgary, Alberta

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained and updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67' x 110' lot (7,370 sq. ft.) on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020 and new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and there is plenty of street parking for friends and guests. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible for snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two



elementary schools, public transportation, playgrounds, easy access to major transportation routes, shopping malls and the airport, make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today! (id:6289)

Built in 1974

Essential Information

Listing #	A2248006
Price	\$1,750,000
Bathrooms	0.00
Square Footage	2,924
Acres	0.17
Year Built	1974
Type	Multi-family

Community Information

Address	12 Huntley Close Ne
Subdivision	Huntington Hills
City	Calgary
Province	Alberta
Postal Code	T2K4Z3

Listing Details

Listing Office Real Estate Professionals Inc.



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