

# \$13,500,000 - 1651 8 Avenue Nw, Calgary

MLS® #A2259507

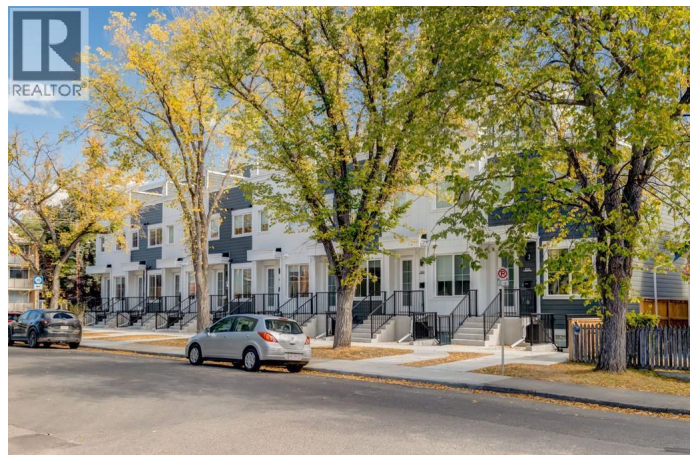
**\$13,500,000**

0 Bedroom, 0.00 Bathroom, 24,086 sqft

Multi-family on 0.41 Acres

Hillhurst, Calgary, Alberta

Urban Gardens â€” Rare 23-Unit Offering in Prime Hillhurst Location  
Exceptional opportunity to acquire a high-performing, purpose-built multi-unit property in the heart of Hillhurst. Located just a few blocks from Kensington, Riley Park, SAIT, and with direct access to downtown Calgary, Urban Gardens offers long-term stability and tenant appeal in one of Calgaryâ€™s most sought-after inner-city neighbourhoods. This well-designed development includes a total of 23 units: 12 four-storey townhomes, each with: 3 bedrooms (most with ensuites) Private balconies 11 legal basement suites (1 per townhome) 11 titled/private garages Built with tenant comfort in mind, the majority of townhomes feature ensuite bathrooms for each bedroom, modern open-concept layouts, and private outdoor spaces. The property is centered around a beautifully landscaped communal courtyard with a community garden, promoting resident interaction and enhancing curb appeal. Strong location fundamentals support both rental income and long-term appreciation potential. Walkable to transit, schools, restaurants, shopping, and recreational amenities. Property Highlights  
Total Units: 23  
Townhomes: 12  
Basement Suites: 11 (separately metered)  
Garages: 11 (titled/private)  
Bedrooms (avg): Most townhomes feature 3 bedrooms  
Bathrooms: Most bedrooms include private ensuites  
Outdoor Spaces: Private balconies for most units; communal courtyard with garden  
Parking: 11 private garages +



additional street parkingHeating: Hi efficiency  
Forced air / individual unitsZoning: R-CG with  
central air conditioning Legal Status:  
Purpose-built with legal secondary  
suitesBuilding Size: InsertYear Built: 2024  
(id:6289)

Built in 2024

Essential Information

Listing #	A2259507
Price	\$13,500,000
Bathrooms	0.00
Square Footage	24,086
Acres	0.41
Year Built	2024
Type	Multi-family

Community Information

Address	1651 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N1C4

Amenities

Parking Spaces	23
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Interior

Heating	Natural gas
Cooling	Central air conditioning

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	Royal LePage Solutions
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