

# \$1,249,000 - 419 Huntsville Crescent Nw, Calgary

MLS® #A2198536

**\$1,249,000**

0 Bedroom, 0.00 Bathroom, 1,984 sqft

Multi-Family on 0.20 Acres

Huntington Hills, Calgary, Alberta

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' (8600sqft) 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!

Built in 1971

**Essential Information**

MLS® #	A2198536
Price	\$1,249,000
Bathrooms	0.00
Square Footage	1,984
Acres	0.20
Year Built	1971
Type	Multi-Family
Sub-Type	4 plex
Style	Bi-Level
Status	Active

**Community Information**

Address	419 Huntsville Crescent Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4W3

**Amenities**

Parking Spaces	4
Parking	Off Street, Double Garage Detached
# of Garages	2

**Interior**

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Central
Cooling	None

**Exterior**

Roof	Metal
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 3rd, 2025
Days on Market	52
Zoning	M-C1

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.