



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2022 KENSINGTON Road, Calgary T2N3R6**

MLS® #: **A2114732** Area: **West Hillhurst** Listing Date: **03/14/24** List Price: **\$1,599,000**  
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
Sub Type: **4 plex**  
City/Town: **Calgary**  
Year Built: **1950**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area

Abv Sqft: **4,126**  
Low Sqft:  
Ttl Sqft: **4,126**

DOM

**66**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title:		Zoning:
<b>Fee Simple</b>		<b>M-C1</b>
Legal Desc:	<b>710N</b>	

Remarks

Pub Rmks: **This fully occupied legal 4-plex on Kensington Rd in West Hillhurst sits on a huge lot (70 x 130 ft) zoned M-C1Each unit has 2 bedrooms, 1 full bathroom, a kitchen with fridge and stove, a washer, and a separate furnace/storage room. Each unit has its own meters, and tenants pay their own utilities. Total building area 4126.20sf. There's a shared balcony for outdoor BBQ. You can park at least four cars in the back. Very close to downtown and walking distance to the popular Kensington shops, schools and the Bow River pathways. The units are easy to rent out, making it a great investment while you plan for future development. This lot could also benefit from potential zoning changes in the future, making it even more valuable. Great opportunity!**

Inclusions: **NONE**  
Property Listed By: **Classic Property Management & Realty Ltd**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







