



THE
A-TEAM

**RE/MAX
FIRST**

419 HUNTSVILLE Crescent, Calgary T2K 4W3

MLS® #: **A2198536** Area: **Huntington Hills** Listing Date: **03/03/25** List Price: **\$1,249,000**
Status: **Pending** County: **Calgary** Change: **-\$20k, 18-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **8,600 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,984**
Low Sqft:
Ttl Sqft: **1,984**

DOM

45
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat:
Park Feat: **Double Garage Detached, Off Street**

Utilities and Features

Roof: **Metal**
Heating: **Central, Forced Air, Natural Gas**
Sewer:
Ext Feat:

Construction:
Flooring: **Cork, Laminate, Linoleum, Vinyl Plank**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**
Int Feat:
Utilities:

Room Information

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

Title: **Fee Simple**
Legal Desc: **8306JK**
Zoning: **M-C1**

Remarks

Pub Rmks: **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' (8600sq') 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!

Inclusions:

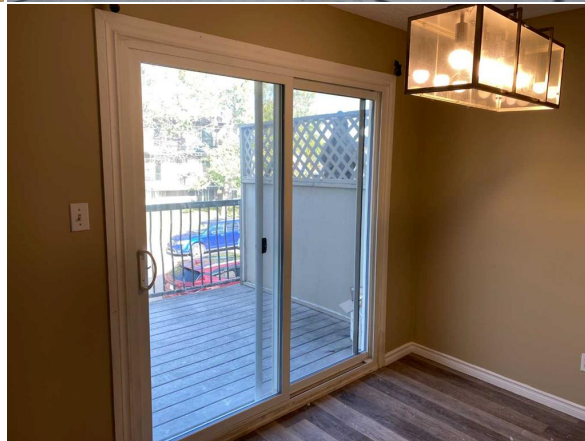
Property Listed By:

Electric Stove x4, Range Hood x4, Dishwasher x4, Refrigerator x4, Dryer x4, Washer x4, Garage Control(s), Garage Door Opener

RE/MAX House of Real Estate

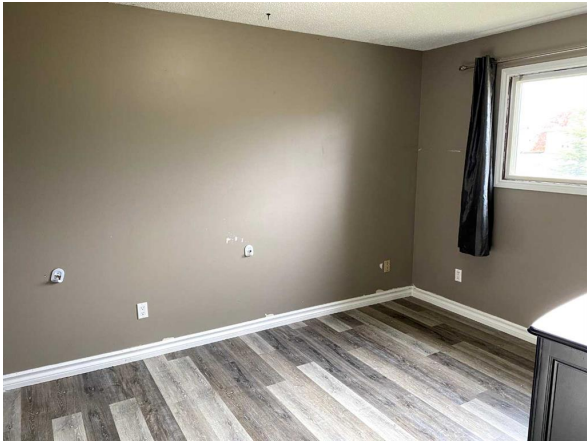
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













02.28.2025 - 419 HUNTSVILLE CRESCENT NW
MAIN 1,984.49 SQ.FT 184.36 M2
BASEMENT 1,961.11 SQ.FT 172.60 M2
PMS AREA 1,984.49 SQ.FT 184.36 M2
TOTAL AREA 3,845.60 SQ.FT 357.26 M2

