

// Investment  
Opportunity

# FOR SALE

WH05 TOWNHOUSES, WEST HILLHURST



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Commercial Real Estate Advisors

# PROPERTY DETAILS



## THE OFFERING

CDNGLOBAL is pleased to present WH05, an exclusive opportunity to acquire a collection of **seven fully-leased, contemporary townhomes** in the heart of **West Hillhurst**—one of Calgary’s most established and sought-after inner-city neighbourhoods.

This boutique multifamily asset delivers immediate cash flow with long-term upside through future stratification and potential individual resale.

Each thoughtfully designed, three-storey home includes **three bedrooms, 3.5 bathrooms, a private garage, and a rooftop patio**, blending architectural style with durable, low-maintenance finishes. The property has been well maintained since completion and benefits from strong in-place tenancy in a supply-constrained rental market.

Ideally located just minutes from downtown, the Bow River pathway system, and the amenities of Kensington, WH05 offers a rare mix of stability, location, and built-in flexibility—making it a compelling urban investment opportunity with both income and future exit potential.

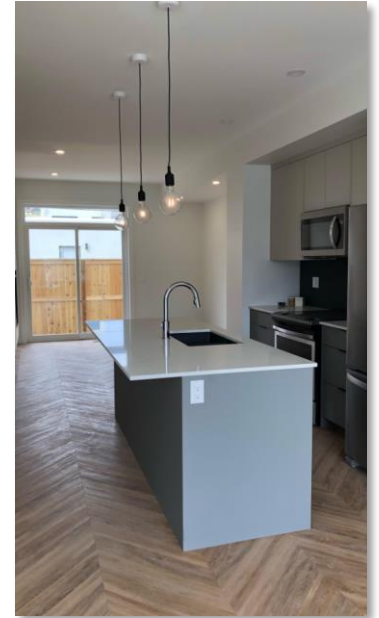
## PROPERTY OVERVIEW

<b>Address:</b>	2104–2106 5 Avenue NW & 613–619 20 Street NW
<b>Legal Description:</b>	Plan 8942 GB Block 14 Lot 12 & 13
<b>Zoning:</b>	M-C1
<b>Land Use District:</b>	R-CG
<b>Year Built:</b>	2020
<b>Lot Size:</b>	~12,100 square feet
<b>Income:</b>	\$275,239.00
<b>Expenses:</b>	\$65,270.00
<b>NOI:</b>	\$209,969.00
<b>Asking Price:</b>	\$4,500,000.00

# ABOUT WH05 TOWNHOUSES

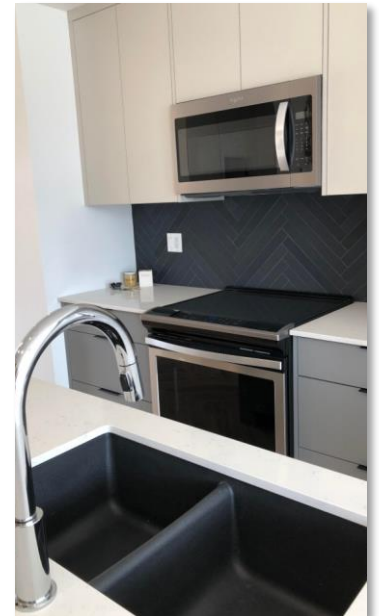
## UNIT FEATURES

- 3 bedrooms
- 3.5 Bathrooms
- Rooftop Patio
- Single Detached Garage
- Developed Basement



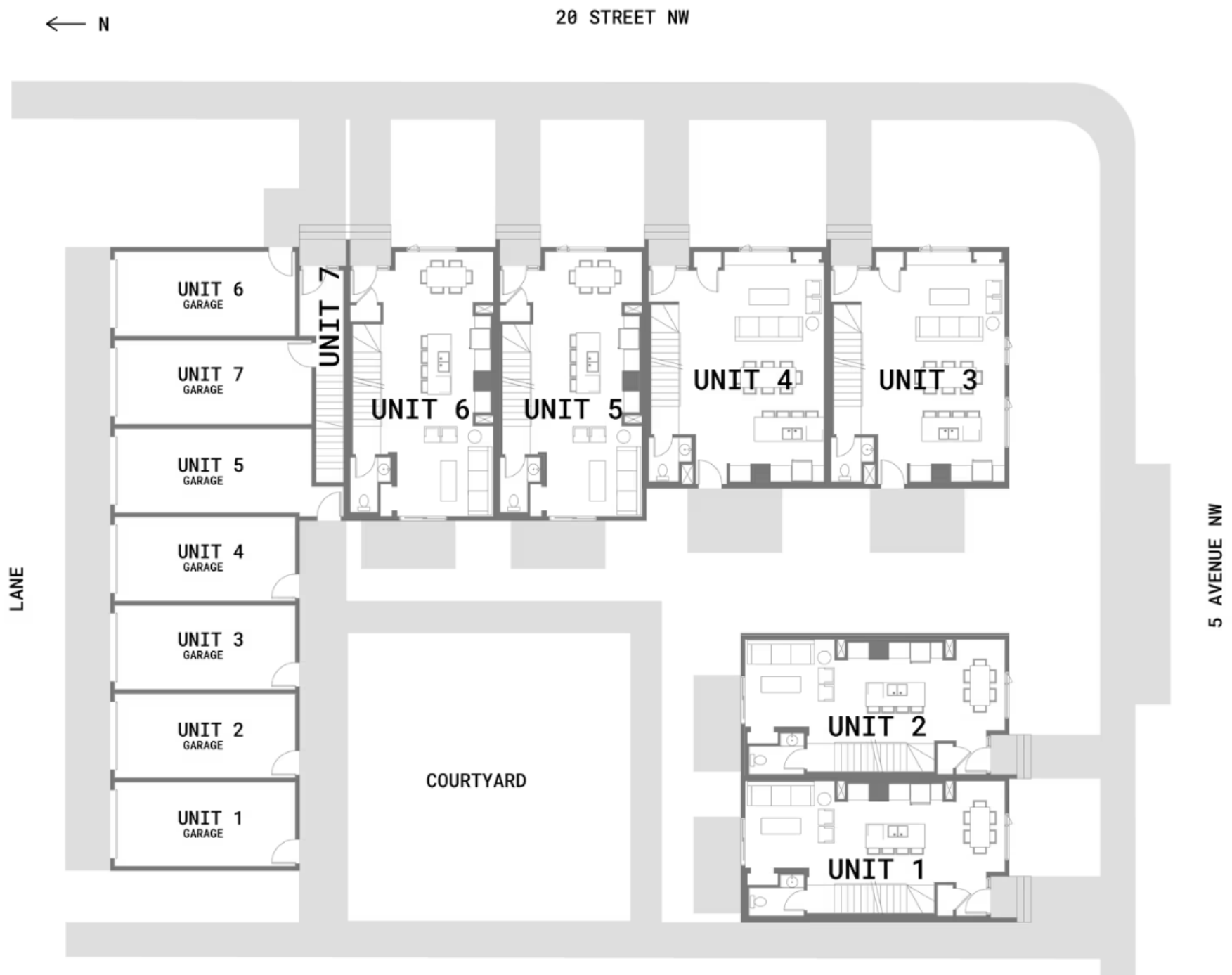
## SPECS

- Custom Cabinets with Soft Close Hinges
- Matte Black Hardware
- Designer Porcelain Tile
- Kitchen Aid Stainless Steel Appliances
- Designer Pendant Lighting
- Gas Fireplace with Tile Surround
- Custom Designed Stair Screen
- Silk Carpets
- Engineered Hardwood Flooring
- Fully Tiled Shower with Body Sprays, Rain Head and In-Floor heating in Master Ensuite
- Digital Smart Lock
- Nest Learning Thermostat
- Nest Hello Doorbell
- Electrolux Stacked Washer and Dryer





# WH05 TOWNHOUSES LAYOUT



# LOCATION

West Hillhurst is one of Calgary's most desirable inner-city neighbourhoods, offering a rare blend of urban convenience, community character, and long-term investment stability. Located just minutes from downtown and the University of Calgary, this established enclave attracts a strong demographic mix of professionals, families, and high-income renters who value proximity to transit, top schools, the Bow River pathway system, and the vibrant shops and dining of nearby Kensington.

## Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness



Bus Route, Train, or Rapid Transit



Parks & animal services



Restaurants & fast food

# CDNGLOBAL COMMERCIAL REAL ESTATE ADVISORS

## Localized Market Intelligence, Trust & Human Connectivity

CDNGLOBAL has expert localized teams in every major market across Canada with the ability to service clients through strategic partnerships around the globe. We offer progressive real estate solutions with tailor-made services.

Our team's singular goal is to use shared resources, expertise and market intelligence, along with a collaborative and entrepreneurial approach, to deliver the single best strategic solutions for each and every client. Based in Vancouver, British Columbia, CDNGLOBAL has offices across Canada and in the Middle East.

### NATHAN LEGG

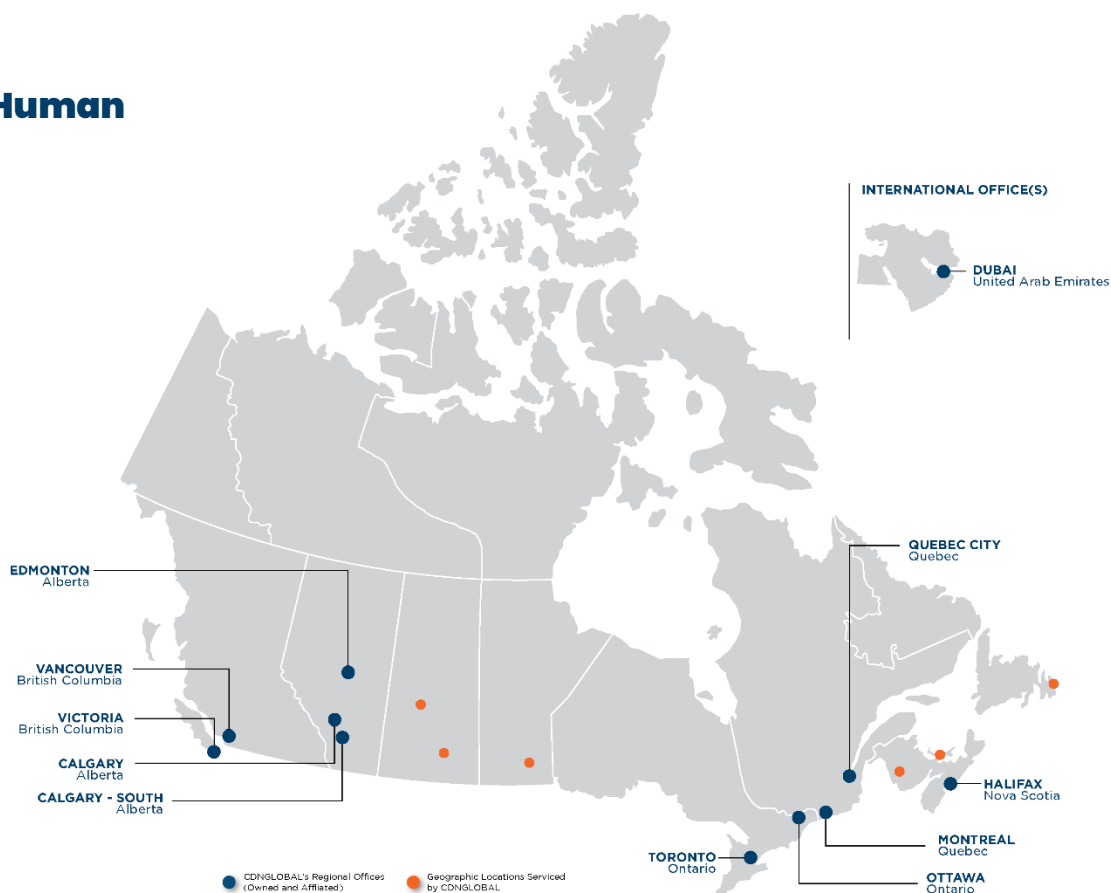
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