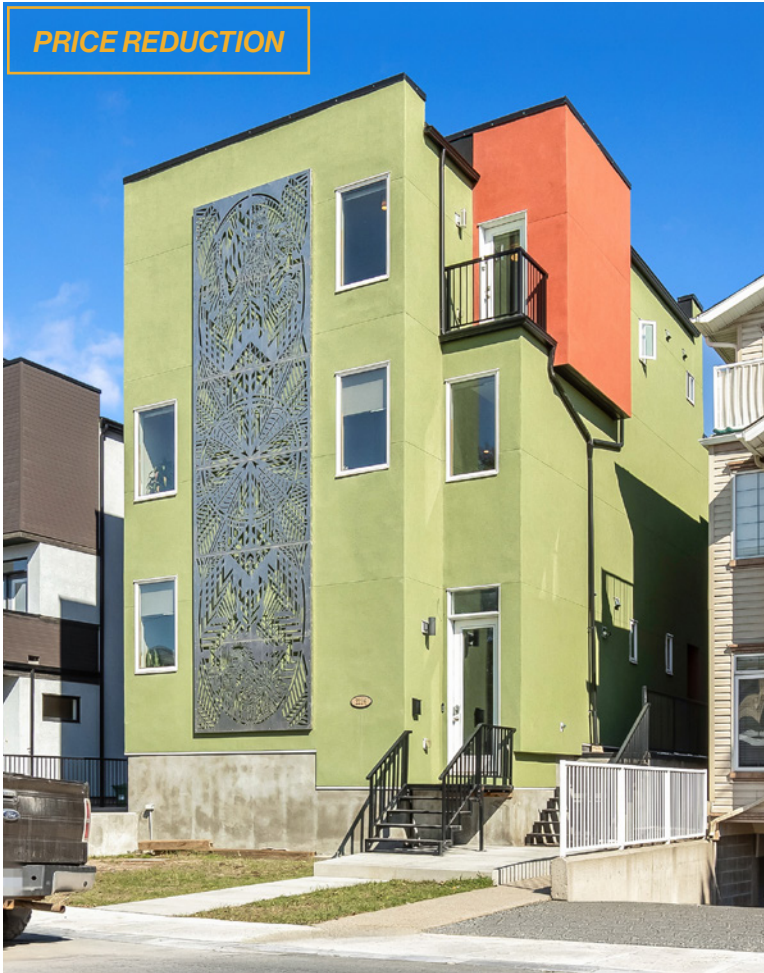


PRICE REDUCTION



Situated in sought-after West Hillhurst, this purpose-built 5-plex offers a rare turnkey multi-family investment opportunity with strong long-term income potential. Built in 2022, the property features 5,276 sq. ft. of above-grade living space across two buildings, plus a 3,334 sq. ft. underground garage with six parking stalls.

Designed for efficiency and low operating costs, the property incorporates hydronic and hi-velocity heating systems, rooftop solar panels, spray foam roof insulation, and R30+ wall insulation. The unit mix includes one- and two-bedroom suites, each equipped with in-suite laundry, full appliance packages, underground parking, and dedicated storage.

With durable commercial-grade construction, thoughtfully designed common spaces, and fee simple ownership with no condo fees, this is a premium low-maintenance asset in one of Calgary's most desirable inner-city communities.

FEATURE	DETAILS
Community	West Hillhurst
Property Type	Multi-Family / Row-Townhouse 5-Plex
Listing Price	\$3,188,000 \$2,800,000
MLS Number	A2306993
Year Built	2022
Zoning	M-C1
Lot Size	4,434 SF (411.93 m ²)
Above Grade Living Area	5,276 SF
Underground Garage	3,334SF
Number of Units	5 Residential Apartments
Parking	6 Underground Parking Stalls
Stories	3 (On main Bldg only)
Annual Taxes (2025)	\$12,546
Possession	Negotiable
Heating Systems	Hydronic + Hi-Velocity Heating
Energy Features	Rooftop Solar Panels, R30+ Insulation, Spray Foam Roof
Utilities	Tenants pay electricity & water
Included Services	Internet & garbage pickup
Laundry	In-suite laundry in every unit
Appliances Included	Fridge, stove, dishwasher, microwave, washer & dryer
Additional Storage	One storage unit per apartment

- Modern energy-efficient 5-plex built in 2022
- Prime West Hillhurst location
- Five residential units with strong rental flexibility
- Rooftop solar panels and R30+ insulation
- Hydronic radiant and hi-velocity heating systems
- Spray foam insulated flat roof construction
- Six underground parking stalls included
- One storage unit per apartment
- In-suite laundry and full appliance packages
- Individual hot water tanks for each suite
- In-floor heating in lower units
- Shared courtyard and balcony spaces
- Internet and garbage service included
- Low-maintenance, turnkey investment opportunity



Paul Ramikie ccim

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)



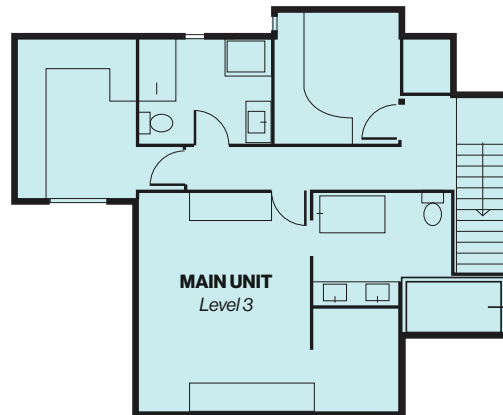
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



Please note that the drawings may differ from the actual layout



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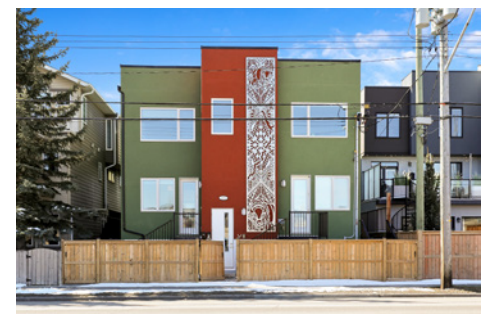
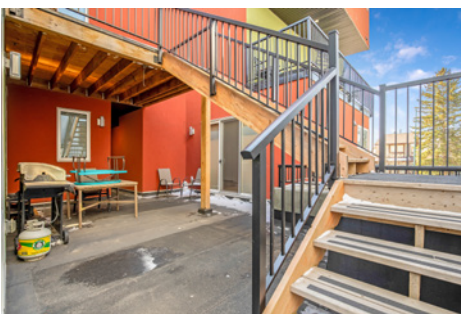
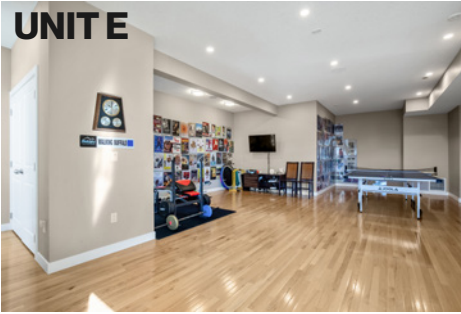
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For Sale

2226 Westmount Road NW | Calgary AB

Energy-Efficient Inner-City 5-Plex with Underground Parking

UNIT E



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UNIT C



Paul Ramikie ccm

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