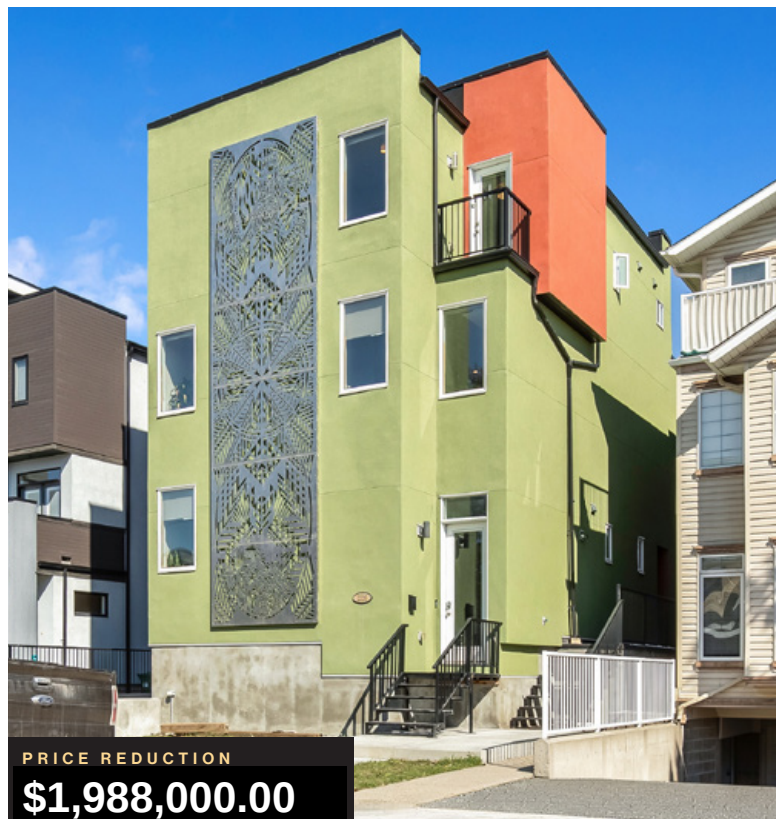




PRICE REDUCTION

\$1,988,000.00

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, rooftop solar panels, spray foam roof insulation, and R30+ wall insulation. Durable commercial-grade construction and fee simple ownership with no condo fees make this a premium, low-maintenance asset in one of Calgary's most desirable inner-city communities.

PROPERTY SUMMARY

Community	West Hillhurst
Property Type	Multi-Family / Row-Townhouse 5-Plex
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

INVESTMENT HIGHLIGHTS

- 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

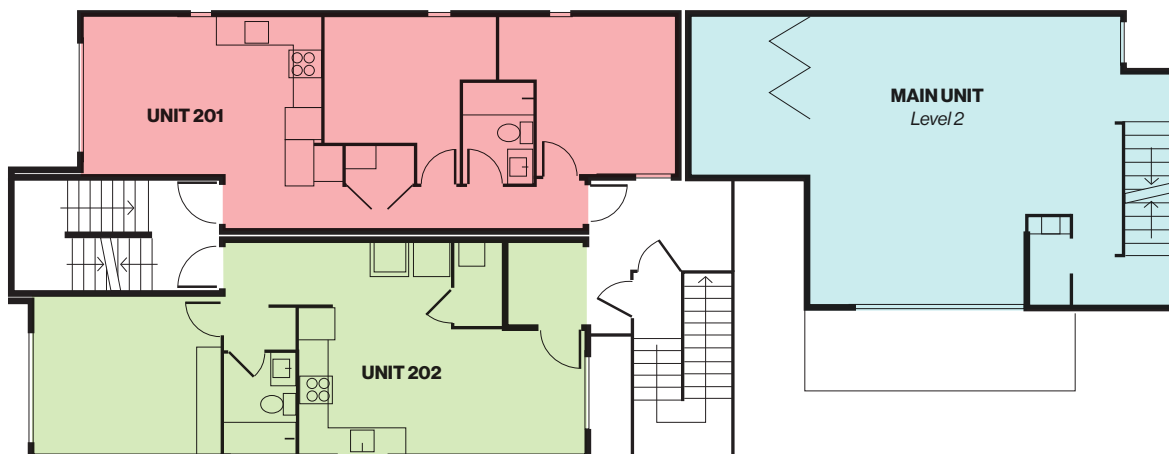




MAIN FLOOR

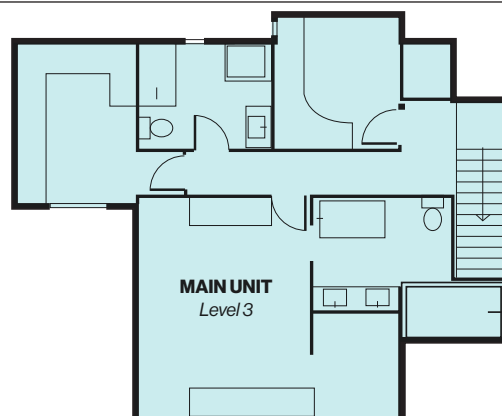


SECOND FLOOR



THIRD FLOOR

Please note that the drawings may differ from the actual layout



real

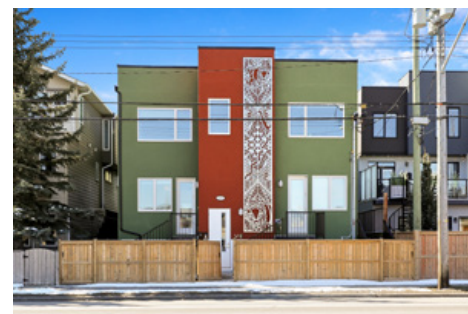
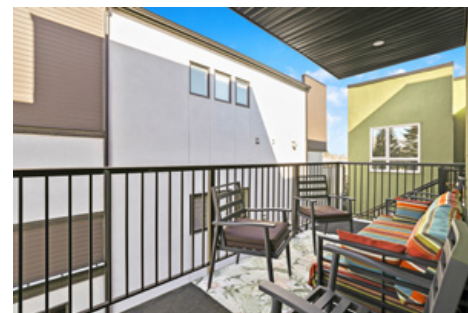
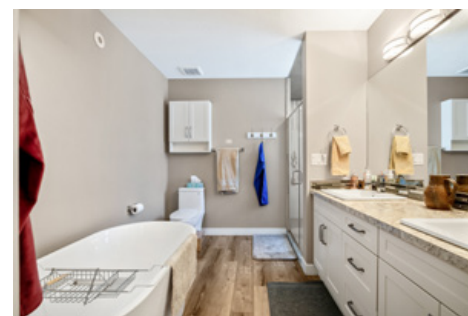
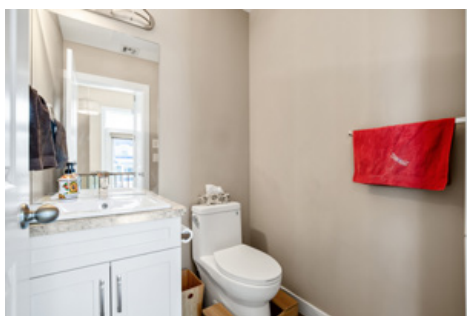
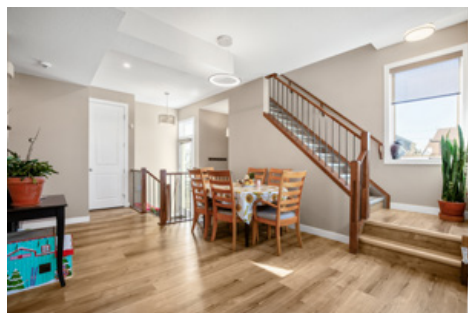
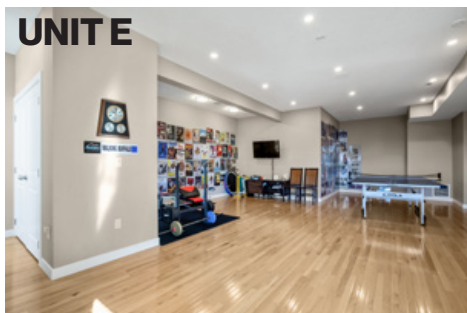
FOR SALE

Multi-Family Investment

2226 Westmount Road NW

Calgary, Alberta • West Hillhurst

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



MULTI-FAMILY &
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FOR SALE

Multi-Family Investment

2226 Westmount Road NW

Calgary, Alberta • West Hillhurst

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

UNIT C



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