

447 Huntsville Crescent NW  
Calgary, Alberta

MLS # A2224832



**\$1,195,000**

Division:	Huntington Hills		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,989 sq.ft.	Age:	1971 (54 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Assigned, Outside, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: -

Bldg Name: -

Water: -

Sewer: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Dryer X 4. Washer X 4 Refrigerator X 4 Electric stove X 4

Invest in a rare opportunity with this well-maintained fourplex, ideally situated in the community of Huntington Hills. Each of the four spacious units offers roughly 980 sq. ft of comfortable living space, featuring 3 bedrooms and full self-containment &ndash; including a private utility room with its own furnace, hot water tank, washer, dryer & added storage space. Set on a large, beautifully treed lot, the property offers both privacy and charm. The bright basement suites benefit from large windows that bring in plenty of natural light, creating a more welcoming and open atmosphere rarely found in lower-level units. The upper units feature brand-new patio doors that open onto a recently renovated balcony, offering an unobstructed view and a perfect outdoor retreat. Tenants will also appreciate the convenience of being just minutes from top-rated schools, shopping centers, Deerfoot Trail, and public transit &ndash; making this location unbeatable for families and commuters alike. All four units are in immaculate condition, making this a true turnkey investment. With strong rental potential and a prime location, this property is a standout choice for investors or extended families seeking space and independence under one roof. Don&rsquo;t miss out &ndash; four-unit properties like this don&rsquo;t come around often!