

**12 Huntley Close NE  
Calgary, Alberta**

**MLS # A2248006**



**\$1,750,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	2,924 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 6 - REFRIGERATORS, 6 - ELECTRIC STOVES, 6 - HOOD FANS, 6 - WASHERS, 6 - DRYERS, ALL WINDOW COVERINGS

Attention Investors - An Excellent and Rare Investment Opportunity awaits here with this Impeccably maintained an updated property. This Fully Tenanted 6-Plex is centrally located in the Highly Desirable community of Huntington Hills on a large 67 x 110 ft lot on a quiet street. This property offers a distinct and unique layout of 6 - 2 bedroom units in a Bi-level style with individual entrances for each layout which eliminates the need for shared common areas within the building. All units are an identical layout with in-suite laundry, a spacious family room with large windows, a cozy fireplace and access to a generous balcony through patio doors and rounding out the main level is a spacious dining room and kitchen. The lower level consists of 2 large bedrooms and a 4 piece bathroom. This extremely well maintained property has undergone recent upgrades for each unit including a new roof in 2020, new windows, patio doors, exterior doors and balconies in 2020, new furnaces in 2007. Each unit comes with a designated paved parking stall at the rear and plenty of street parking. The monthly rental income is approximately \$9000.00. Tenants pay all utilities and are responsible snow shovelling and lawn maintenance. The owner is responsible for the \$150/month garbage disposal fee (which eliminates the clutter of all the City bins) and an annual insurance cost of \$3700. Ideally located within walking distance to two elementary. public transportation, playgrounds and easy access to major transportation routes, shopping malls and the airport make this 6-plex in Huntington Hills an excellent investment! Call your trusted real estate professional for more information today!