

# \$1,299,000 - 447 Huntsville Crescent Nw, Calgary

MLS® #A2224832

**\$1,299,000**

0 Bedroom, 0.00 Bathroom, 1,989 sqft

Multi-Family on 0.17 Acres

Huntington Hills, Calgary, Alberta

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 – 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 – 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't miss out – four-unit properties like this don't come around often!

Built in 1971



## Essential Information

MLS® #	A2224832
Price	\$1,299,000
Bathrooms	0.00
Square Footage	1,989
Acres	0.17
Year Built	1971
Type	Multi-Family
Sub-Type	4 plex
Status	Active

## Community Information

Address	447 Huntsville Crescent Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4W3

## Amenities

Parking Spaces	4
Parking	Alley Access, Assigned, Outside, Parking Pad

## Interior

Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Roof	Tar/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	5
Zoning	M-C1

## Listing Details

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