

# \$1,155,000 - 447 Huntsville Crescent Nw, Calgary

MLS® #A2224832

**\$1,155,000**

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	\$1,155,000
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	Assigned, Parking Pad, Alley Access, Outside

## 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	80
Zoning	M-C1

## Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.