

\$13,500,000 - 1651 8 Avenue Nw, Calgary

MLS® #A2259507

\$13,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.41 Acres

Hillhurst, Calgary, Alberta

Urban Gardens â€“ Rare 23-Unit Offering in
Prime Hillhurst Location

Exceptional opportunity to acquire a high-performing, purpose-built multi-unit property in the heart of Hillhurst. Located just a few blocks from Kensington, Riley Park, SAIT, and with direct access to downtown Calgary, Urban Gardens offers long-term stability and tenant appeal in one of Calgaryâ€™s most sought-after inner-city neighbourhoods.

This well-designed development includes a total of 23 units:

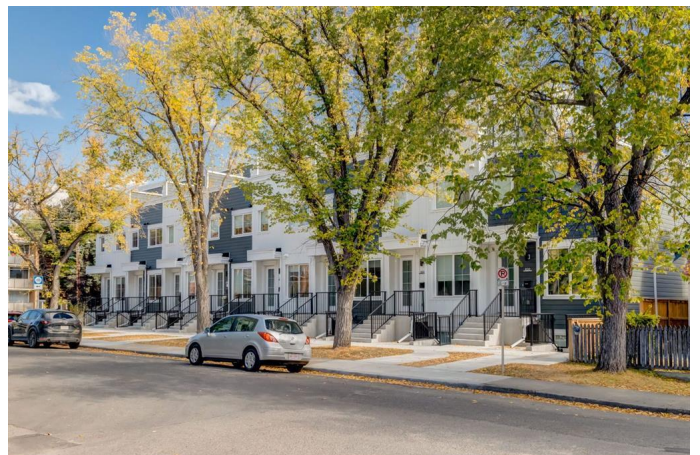
12 four-storey townhomes, each with:
3 bedrooms (most with ensuites)

Private balconies

11 legal basement suites (1 per townhome)
11 titled/private garages

Built with tenant comfort in mind, the majority of townhomes feature ensuite bathrooms for each bedroom, modern open-concept layouts, and private outdoor spaces. The property is centered around a beautifully landscaped communal courtyard with a community garden, promoting resident interaction and enhancing curb appeal.

Strong location fundamentals support both rental income and long-term appreciation potential. Walkable to transit, schools, restaurants, shopping, and recreational amenities.



Property Highlights

Total Units: 23
Townhomes: 12
Basement Suites: 11 (separately metered)
Garages: 11 (titled/private)
Bedrooms (avg): Most townhomes feature 3 bedrooms
Bathrooms: Most bedrooms include private ensuites
Outdoor Spaces: Private balconies for most units; communal courtyard with garden
Parking: 11 private garages + additional street parking
Heating: Forced air / individual units
Zoning: R-CG
Legal Status: Purpose-built with legal secondary suites
Building Size: Insert
Year Built: 2024

Built in 2024

Essential Information

MLS® #	A2259507
Price	\$13,500,000
Bathrooms	0.00
Acres	0.41
Year Built	2024
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	1651 8 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1C4

Amenities

Parking Spaces 23

Interior

Heating Boiler, High Efficiency, Natural Gas
Cooling Central Air

Exterior

Roof Flat Torch Membrane
Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025
Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.