



# 1651 8 Avenue Calgary Alberta

\$13,500,000

Urban Gardens - 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 Calgary'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: Hi efficiency Forced air / individual units  
 Zoning: R-CG with central air conditioning  
 Legal Status: Purpose-built with legal secondary suites  
 Building Size: Insert  
 Year Built: 2024 (id:6769)

Listing Presented By:



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