

\$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:

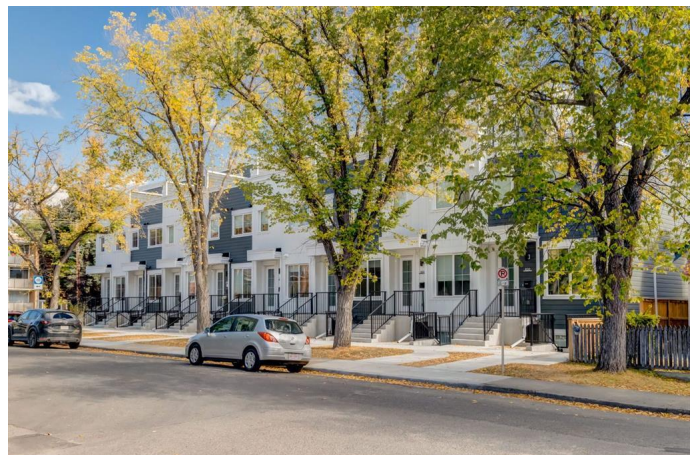
12 four-storey townhomes, each with:
3 bedrooms (most with ensuites)

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: 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

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 High Efficiency, Natural Gas, Boiler

Cooling Central Air

Exterior

Roof Flat Torch Membrane

Foundation Poured Concrete

Additional Information

Date Listed September 25th, 2025

Days on Market 43

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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