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265, 269, 273 Walcrest Way SE
Calgary, Alberta

MLS # A2210087



\$2,100,000

| | | | |
|-----------|----------------------------|--------|------------------|
| Division: | Walden | | |
| Type: | Multi-Family/Row/Townhouse | | |
| Style: | - | | |
| Size: | 4,950 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|-----|
| Heating: | - | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | R-G |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

Exceptionally rare opportunity to purchase 3 consecutive lots totaling 6 units with secured CMHC MLI Select already in place! These turnkey homes with legal suites in each offer 7 years of remaining warranty through Alberta New Home Warranty, monthly cashflow and remaining 6 months of free professional property management. Upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and an additional bonus room. Gourmet kitchens offer ceiling height soft close cabinetry, stone countertops and gas ranges. Off the kitchen you will find a large dining room and half bath and mudroom. Full sized laundry located on the top floors along with large primary bedroom with coffer ceiling, large walk-in closets and beautiful ensuites. Additional 2 bedrooms, full bathroom and large bonus room completed the functional upper levels. Lower-level units offer 1-bedroom legal basement suites with 9-foot ceilings, oversized windows and the same upgraded finishes throughout. Each lot comes with its own 2 car detached garage. Located in the established SW community of Walden, steps from parks, transit and ample amenities. This unique multifamily opportunity offering gross rental income of \$12,200 monthly and is an established running true turnkey opportunity.