

\$850,000 - 4 Huntley Close Ne, Calgary

MLS® #A2266123

\$850,000

0 Bedroom, 0.00 Bathroom, 1,000 sqft

Multi-Family on 0.17 Acres

Huntington Hills, Calgary, Alberta

This solid 1972-built 4-plex presents an exceptional opportunity for investors looking to add value and significantly increase rental income. Each of the four spacious units is approximately 1,000 sq. ft. and features three bedrooms, one bathroom, and its own furnace and hot water tank. All the tub surrounds have been recently replaced, but the remainder of the building remains largely in original condition—offering endless potential for modernization and improved returns. Three of the four units are currently occupied, including two long-term tenants. The generous size of each suite provides the perfect canvas for interior upgrades that could dramatically enhance both appeal and revenue. Ideally situated close to major bus routes, Stoney Trail, and Deerfoot Trail, this property also offers quick access to shopping, schools, and all amenities—just minutes from downtown via Centre Street. With strong fundamentals and tremendous upside, this is a rare opportunity to transform a well-built 4-plex into a high-performing investment in a sought-after central location. 4Plex generating \$4,200/month (\$50,400 annually) with tenants paying all utilities — (taxes \$6,072, insurance est. \$3,000) and 4.86% cap rate based on \$850K. • Also not factoring in 1400 for non paying tenant currently being evicted.

Built in 1972

Essential Information



MLS® #	A2266123
Price	\$850,000
Bathrooms	0.00
Square Footage	1,000
Acres	0.17
Year Built	1972
Type	Multi-Family
Sub-Type	4 plex
Status	Active

Community Information

Address	4 Huntley Close Ne
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4Z3

Amenities

Parking Spaces	5
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Additional Information

Date Listed	October 22nd, 2025
Days on Market	5
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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