

# \$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:

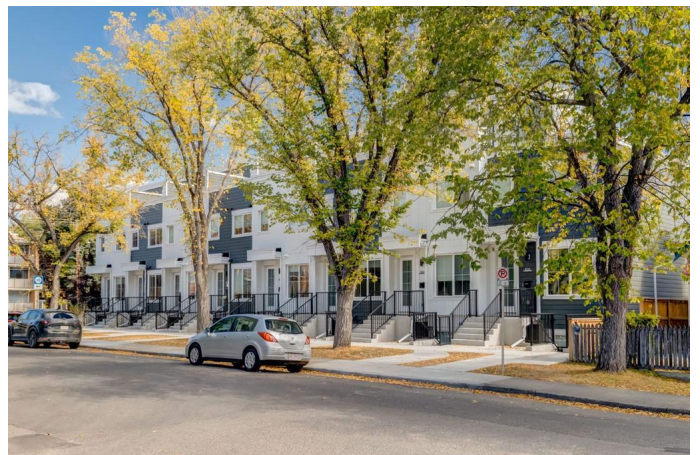
12 four-storey townhomes, each with:  
3 bedrooms (most with ensuites)

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       38  
Zoning                R-CG

**Listing Details**

Listing Office         Royal LePage Solutions

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