

# \$2,175,000 - 265, 269, 273 Walcrest Way Se, Calgary

MLS® #A2210087

**\$2,175,000**

0 Bedroom, 0.00 Bathroom, 4,950 sqft

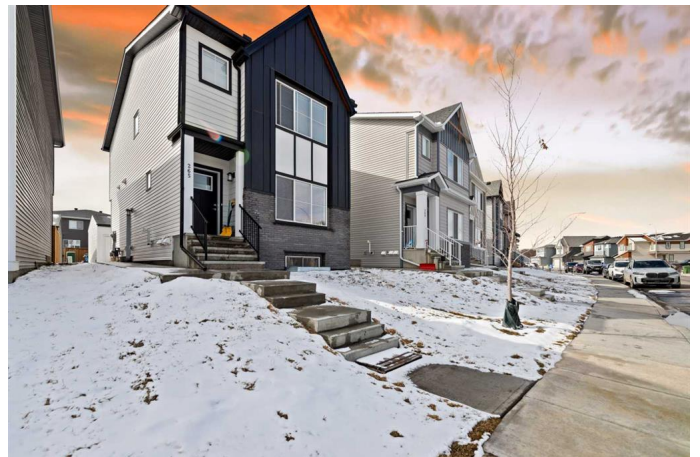
Multi-Family on 0.21 Acres

Walden, Calgary, Alberta

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 \$12,350 monthly and is an established running true turnkey opportunity.

Built in 2023

## Essential Information



MLS® #	A2210087
Price	\$2,175,000
Bathrooms	0.00
Square Footage	4,950
Acres	0.21
Year Built	2023
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

### Community Information

Address	265, 269, 273 Walcrest Way Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4L9

### Amenities

Parking Spaces	6
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### Interior

Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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### Additional Information

Date Listed	April 11th, 2025
Days on Market	34
Zoning	R-G

### Listing Details

Listing Office	Real Broker
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