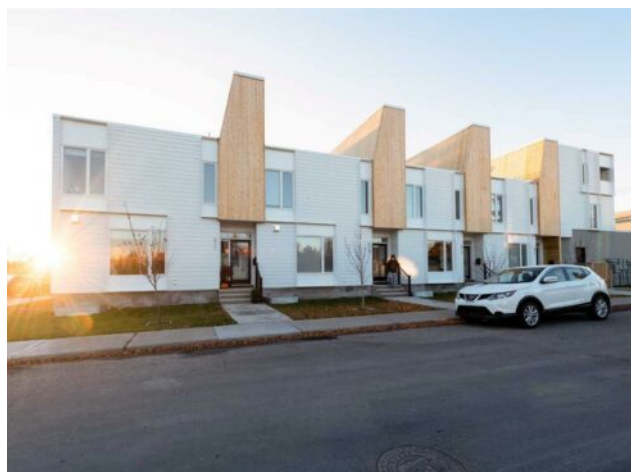


2102 5 Avenue NW  
 Calgary, Alberta

MLS # A2264676



**\$4,500,000**

|                  |                         |               |                  |
|------------------|-------------------------|---------------|------------------|
| <b>Division:</b> | West Hillhurst          |               |                  |
| <b>Type:</b>     | Commercial/Multi Family |               |                  |
| <b>Style:</b>    | -                       |               |                  |
| <b>Size:</b>     | 12,100 sq.ft.           | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | -                       | <b>Baths:</b> | -                |
| <b>Garage:</b>   | -                       |               |                  |
| <b>Lot Size:</b> | -                       |               |                  |
| <b>Lot Feat:</b> | -                       |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | - | <b>Bldg Name:</b> | -    |
| <b>Floors:</b>     | - | <b>Water:</b>     | -    |
| <b>Roof:</b>       | - | <b>Sewer:</b>     | -    |
| <b>Basement:</b>   | - | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | - | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | - | <b>Utilities:</b> | -    |
| <b>Features:</b>   | - |                   |      |

**Inclusions:** window coverings, laundry equipment, appliances

WH05, an exclusive opportunity to acquire a collection of seven fully-leased, contemporary townhomes in the heart of West Hillhurst—one of Calgary’s most established and sought-after inner-city neighbourhoods. This boutique multifamily asset delivers immediate cash flow with long-term upside through future stratification and potential individual resale. Each thoughtfully designed, three-storey home includes three bedrooms, 3.5 bathrooms, a private garage, and a rooftop patio, blending architectural style with durable, low-maintenance finishes. The property has been well maintained since completion and benefits from strong in-place tenancy in a supply- constrained rental market. Ideally located just minutes from downtown, the Bow River pathway system, and the amenities of Kensington, WH05 offers a rare mix of stability, location, and built-in flexibility—making it a compelling urban investment opportunity with both income and future exit potential.