

**265, 269, 273 Walcrest Way SE**  
**Calgary, Alberta**

**MLS # A2210087**



**\$2,100,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	-		
<b>Size:</b>	4,950 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.21 Acre		
<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-G
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**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.