

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

MLS® #A2210087

**\$2,175,000**

0 Bedroom, 0.00 Bathroom, 4,950 sqft

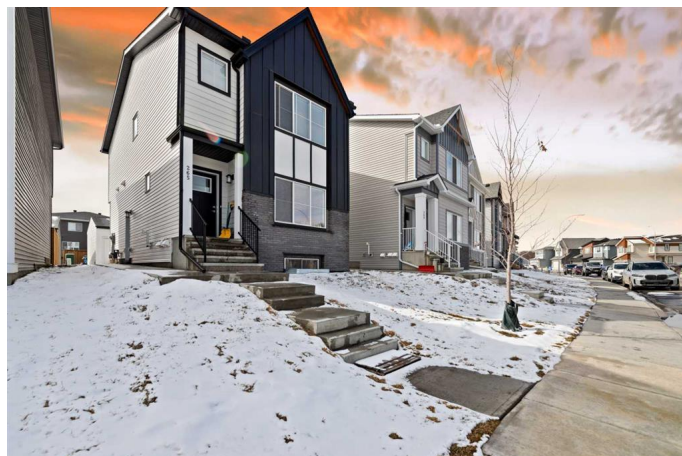
Multi-Family on 0.21 Acres

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
----------------	---

### Interior

Appliances	Dishwasher, Dryer, Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
------------	--

### Additional Information

Date Listed	April 11th, 2025
Days on Market	51
Zoning	R-G

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.