822, 826, 830, 834 Wolf Willow Boulevard SE, Calgary, Alberta - $3,399,900

P:

Main Photo

Property Description

MLI SELECT PROGRAM COMPLIANT | 8 UNITS | SHANE BUILT HOMES | 4 DOUBLE CAR GARAGES | MAJORITY OF THE UNITS TENANTED ALREADY | 2 FULL DUPLEXES BESIDE EACH OTHER | 20 BEDROOMS & 16 BATH |

Exceptionally rare opportunity to acquire four consecutive lots featuring two brand-new FULL duplexes, each with legal basement suites—for a total of 8 fully self-contained units.

The owners bought these units through the MLI Select Program. The CMHC financing might be transferable (pending approval). Some of the units are already rented out.

Located in the rapidly growing and nature-rich community of Wolf Willow, these turnkey properties offer an

Photos Coming Soon

P:

incredible investment opportunity with strong monthly cash flow potential.

Each upper unit is thoughtfully designed with 3 spacious bedrooms, 2.5 bathrooms, a large family room, bonus room, and full-sized laundry. The kitchens feature quartz countertops, stainless steel appliances, and open to generous dining areas, mudrooms, and convenient half baths.
Upstairs, the primary bedrooms offer walk-in closets and beautiful ensuites, while two additional bedrooms and a full bath complete the functional layout.

The legal basement suites provide two bedrooms (one with a walk-in closet), full kitchens, spacious rec rooms, 4-piece bathrooms, laundry areas, utility rooms, and extra storage—each with a private entrance.

Detached garages are included with each unit, enhancing tenant appeal and convenience. Each unit is separately metered.

Nestled beside the scenic Bow River, Wolf Willow is known for its parks, walking trails, and peaceful natural surroundings, with easy access to Stoney Trail, Deerfoot Trail, and nearby amenities. This is a turn-key, high-cashflow property ideal for investors seeking stable returns and long-term value in a thriving Calgary community.

REALTOR Referral

REALTOR®

Mobile: N/A
Email: N/A
Website: https://www.real-estate-homes.ca/

Courtesy Of: Real Broker

Photos Coming Soon

P: