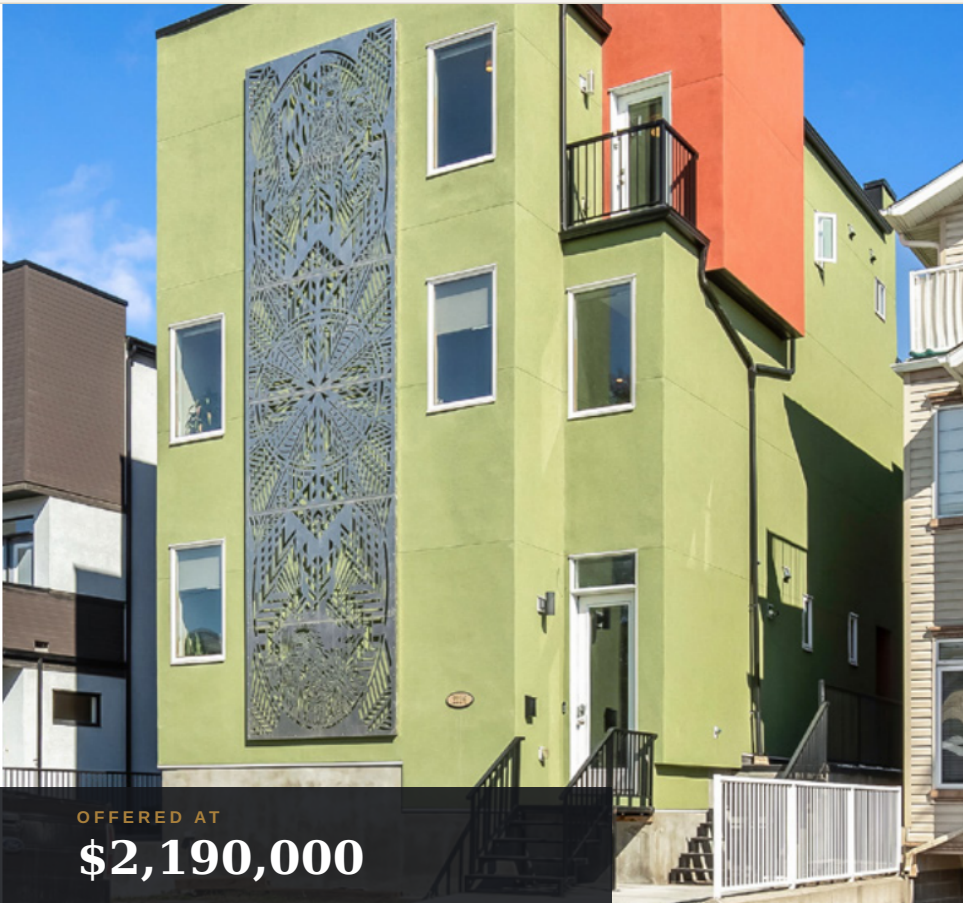


FOR SALE

# 2226 Westmount Road NW

Calgary, Alberta · West Hillhurst

*Energy-Efficient Inner-City 5-Plex with Underground Parking*

OFFERED AT

**\$2,190,000**

## PROPERTY SUMMARY

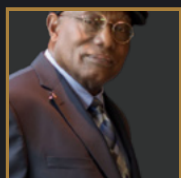
Community	West Hillhurst
Property Type	Multi-Family
MLS Number	A2306993
Year Built	2022
Zoning	M-C1
Lot Size	4,434 SF (411.93 m <sup>2</sup> )
Above Grade Area	4,945 SF
Underground Garage	3,334 SF
Number of Units	5 Residential Apts
Parking	6 Underground Stalls
Stories	3 (Main Bldg)
Annual Taxes (2025)	\$12,546
Possession	Negotiable

Situated in sought-after West Hillhurst, this purpose-built 5-plex offers a rare turnkey multi-family investment opportunity with strong long-term income potential. Built in 2022, the property features 4,945 sq. ft. of above-grade living space across two buildings, plus a 3,334 sq. ft. underground garage with six parking stalls.

Designed for efficiency and low operating costs, the property incorporates hydronic and hi-velocity heating, rooftop solar panels, spray foam roof insulation, and R30+ wall insulation. Durable commercial-grade construction and fee simple ownership with no condo fees make this a premium, low-maintenance asset in one of Calgary's most desirable inner-city communities.

## INVESTMENT HIGHLIGHTS

- Modern energy-efficient 5-plex built in 2022
- Five residential units with strong rental flexibility
- Hydronic radiant and hi-velocity heating systems
- Six underground parking stalls included
- In-suite laundry and full appliance packages
- In-floor heating in lower units
- Internet and garbage service included
- Prime West Hillhurst location
- Rooftop solar panels and R30+ insulation
- Spray foam insulated flat roof construction
- One storage unit per apartment
- Individual hot water tanks for each suite
- Shared courtyard and balcony spaces
- Low-maintenance, turnkey investment opportunity



### Paul Ramikie CCIM

Senior Associate / Associate Broker — REAL Broker AB Ltd.

Cell 403.607.7375 | paulramikie888@gmail.com | www.ramikie.com

MULTI-FAMILY &  
COMMERCIAL REAL ESTATE



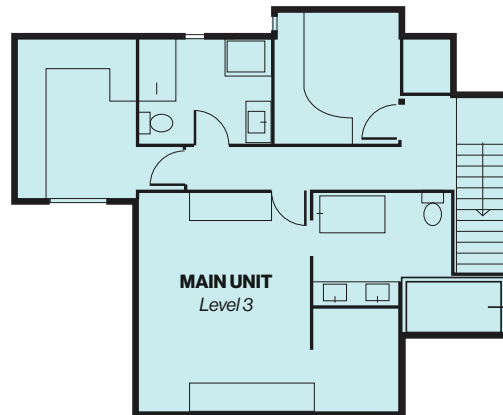
**MAIN FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



*Please note that the drawings may differ from the actual layout*



**Paul Ramikie ccim**

Senior Associate / Associate Broker

**Cell 403.607.7375** (Call or Text)

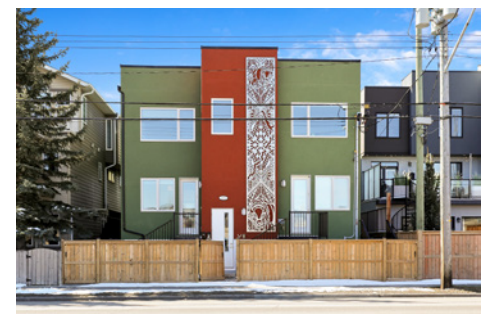
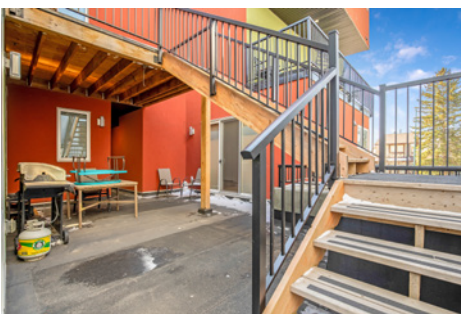
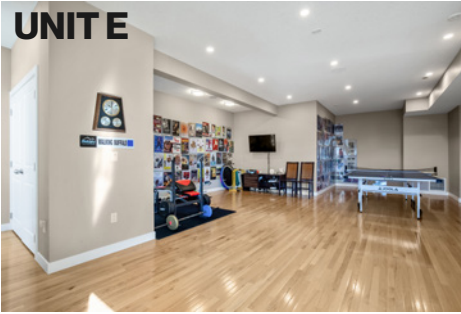
real

**For Sale**

**2226 Westmount Road NW | Calgary AB**

Energy-Efficient Inner-City 5-Plex with Underground Parking

**UNIT E**



**Paul Ramikie ccim**  
Senior Associate / Associate Broker  
Cell **403.607.7375** (Call or Text)

**UNIT C**



**Paul Ramikie ccm**

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

# 2226/2225 Westmount Rd. NW.

2226/2225 Westmount Rd. NW.

Calgary, AB T2N 3N4

## 1-Year Proforma Cash Flow Summary

Fiscal Year Beginning August 2026



### CASH FLOW

For the Year Ending	Year 1 Jul-2027
<b>POTENTIAL RENTAL INCOME (PRI)</b>	
Base Rental Income	\$119,375
- Turnover Vacancy	\$6,438
- Rent Concessions	\$0
Total Base Rental Income	\$112,938
- General Vacancy / Credit Loss	\$0
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$112,938</b>
+ Tenant Expense Reimbursements	\$0
+ Other Income	\$0
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$112,938</b>
- Operating Expenses	\$38,048
<b>NET OPERATING INCOME (NOI)</b>	<b>\$74,890</b>
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$71,256
- Tenant Improvements (TI)	\$0
- Leasing Commissions (LC)	\$0
<b>CASH FLOW BEFORE TAXES</b>	<b>\$3,634</b>

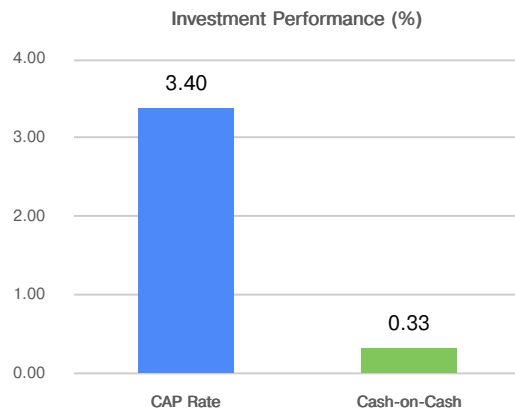
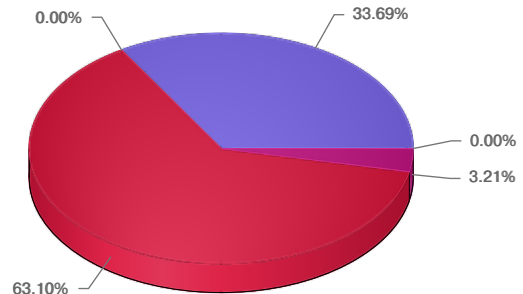
### EXPENSE DETAIL

Real Estate Taxes	\$12,063
Property Insurance	\$7,032
Management Off Site	\$5,734
Office Supplies	\$215
Repairs And Maintenance	\$10,249
Accounting And Legal	\$1,627
Advertising & Promotion	\$254
Miscellaneous Contract Services	\$874
<b>TOTAL OPERATING EXPENSES</b>	<b>\$38,048</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$74,890</b>

### INITIAL INVESTMENT

Purchase Price	\$2,200,000
+ Acquisition Costs	\$10,000
- Mortgage(s)	\$1,100,000
+ Loan Fees Points	\$0
<b>Initial Investment</b>	<b>\$1,110,000</b>

### INVESTMENT PERFORMANCE



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# 2226/2225 Westmount Rd. NW.

2226/2225 Westmount Rd. NW.

Calgary, AB T2N 3N4

## Analysis Assumptions



Fiscal Year Beginning August 2026

### PROPERTY

Purchase Price	\$2,200,000.00
Property Size	4,945 Square Feet
Purchase Date	08/2026

### INCOME

<b>Potential Income</b>	
Year 1 Potential Income	Lease Details
Annual Income Increase	Lease Details

<b>Lease Details</b>	
<b>Lease</b>	
Tenant Name	Sol & Monica Candal, Main 3 Bedroom building fronting on to 2226 Westmount Rd. NW.
Suite/unit #	2226
Lease Start Date	01/2026
Lease Term	12
Lease End Date	12/2026
<b>Rent</b>	
Rentable Area	2,483 Square Feet
Year 1 Annual Rent	\$48,000.00
Rent Escalation	0.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
<b>Reimbursements</b>	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



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# 2226/2225 Westmount Rd. NW.

2226/2225 Westmount Rd. NW.

Calgary, AB T2N 3N4



## Analysis Assumptions

Fiscal Year Beginning August 2026

<b>Lease Rollover Analysis</b>	
Lease Renewal Probability	75%
Renewal Annual Rent	\$60,000.00
Market (new) Annual Rent	\$60,000.00
Rent Escalation	1.00%
Estimated Months To Re-lease	2
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

<b>Lease Details</b>	
<b>Lease</b>	
Tenant Name	Clayton Thielman & Celine Edwards. 2BR & 1BR 778-212-3330. 2225 Kensington Rd NW
Suite/unit #	101
Lease Start Date	06/2026
Lease Term	12
Lease End Date	05/2027
<b>Rent</b>	
Rentable Area	695 Square Feet
Year 1 Annual Rent	\$22,200.00
Rent Escalation	0.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
<b>Reimbursements</b>	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



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# 2226/2225 Westmount Rd. NW.

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Calgary, AB T2N 3N4



## Analysis Assumptions

Fiscal Year Beginning August 2026

<b>Lease Rollover Analysis</b>	
Lease Renewal Probability	75%
Renewal Annual Rent	\$22,200.00
Market (new) Annual Rent	\$24,000.00
Rent Escalation	0.00%
Estimated Months To Re-lease	2
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

<b>Lease Details</b>	
<b>Lease</b>	
Tenant Name	Lauren Siemers 250-575-1843 1 BR & 1 BR, 2225 Kensington Rd NW
Suite/unit #	102
Lease Start Date	06/2026
Lease Term	12
Lease End Date	05/2027
<b>Rent</b>	
Rentable Area	555 Square Feet
Year 1 Annual Rent	\$18,600.00
Rent Escalation	0.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
<b>Reimbursements</b>	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



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# 2226/2225 Westmount Rd. NW.

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## Analysis Assumptions

Fiscal Year Beginning August 2026

<b>Lease Rollover Analysis</b>	
Lease Renewal Probability	75%
Renewal Annual Rent	\$18,600.00
Market (new) Annual Rent	\$18,600.00
Rent Escalation	0.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

<b>Lease Details</b>	
<b>Lease</b>	
Tenant Name	Vacant 2225 Kensington Rd. NW. 2BR & 1BR, Asking \$1,750 P/M
Suite/unit #	201
Lease Start Date	06/2026
Lease Term	12
Lease End Date	05/2027
<b>Rent</b>	
Rentable Area	693 Square Feet
Year 1 Annual Rent	\$0.00
Rent Escalation	0.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
<b>Reimbursements</b>	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



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# 2226/2225 Westmount Rd. NW.

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## Analysis Assumptions

Fiscal Year Beginning August 2026

<b>Lease Rollover Analysis</b>	
Lease Renewal Probability	75%
Renewal Annual Rent	\$22,200.00
Market (new) Annual Rent	\$22,200.00
Rent Escalation	0.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

<b>Lease Details</b>	
<b>Lease</b>	
Tenant Name	Eric Lindstrom 403-852-7056 M/M
Suite/unit #	202
Lease Start Date	01/2026
Lease Term	12
Lease End Date	12/2026
<b>Rent</b>	
Rentable Area	519 Square Feet
Year 1 Annual Rent	\$19,800.00
Rent Escalation	0.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
<b>Reimbursements</b>	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



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## Analysis Assumptions

Fiscal Year Beginning August 2026

<b>Lease Rollover Analysis</b>	
Lease Renewal Probability	75%
Renewal Annual Rent	\$19,800.00
Market (new) Annual Rent	\$19,800.00
Rent Escalation	0.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

<b>Other Income</b>	
Other Income	\$0.00
Other Income Increase	3.00%

## VACANCY & EXPENSES

<b>Vacancy</b>	
Vacancy/credit Loss	5.00 %
<b>Expenses</b>	
Year 1 Expenses	Line item
Annual Expense Increase	Line item

<b>Line Item Expenses</b>	
<b>Real Estate Taxes</b>	<b>Year 1 Amount Annual % Changes</b>
Year 1	\$12,063.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%



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# 2226/2225 Westmount Rd. NW.

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Calgary, AB T2N 3N4



## Analysis Assumptions

Fiscal Year Beginning August 2026

Property Insurance	Year 1 Amount Annual % Changes
Year 1	\$7,032.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%

Management Off Site	Year 1 Amount Annual % Changes
Year 1	\$5,734.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%

Office Supplies	Year 1 Amount Annual % Changes
Year 1	\$215.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%



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# 2226/2225 Westmount Rd. NW.

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Calgary, AB T2N 3N4



## Analysis Assumptions

Fiscal Year Beginning August 2026

Repairs And Maintenance	Year 1 Amount Annual % Changes
Year 1	\$10,249.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%

Accounting And Legal	Year 1 Amount Annual % Changes
Year 1	\$1,627.00
Year 2	0.00%
Year 3	0.00%
Year 4	0.00%
Year 5	0.00%
Year 6	0.00%
Year 7	0.00%
Year 8	0.00%
Year 9	0.00%
Year 10	0.00%
Year 11	0.00%

Advertising & Promotion	Year 1 Amount Annual % Changes
Year 1	\$254.00
Year 2	1.00%
Year 3	1.00%
Year 4	1.00%
Year 5	1.00%
Year 6	1.00%
Year 7	1.00%
Year 8	1.00%
Year 9	1.00%
Year 10	1.00%
Year 11	1.00%



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## Analysis Assumptions

Fiscal Year Beginning August 2026

Miscellaneous Contract Services	Year 1 Amount Annual % Changes
Year 1	\$874.44
Year 2	0.00%
Year 3	0.00%
Year 4	0.00%
Year 5	0.00%
Year 6	0.00%
Year 7	0.00%
Year 8	0.00%
Year 9	0.00%
Year 10	0.00%
Year 11	0.00%

## **MORTGAGE**

<u>1st Mortgage</u>	
Assume Existing Loan	NO
Loan Amount	50.00%
Loan Rate	4.25%
Interest Only	NO
Loan Amortization	25 Years
Loan Term	5 Years
Interest Calculation	365/365
Refinance / Future Loan	NO

## **DISPOSITION/SALE**

Cap Or Price	4.50 %
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2226/2225 Westmount Rd. NW.

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Calgary, AB T2N 3N4

## Analysis Assumptions



Fiscal Year Beginning August 2026

### ■ DEFAULT ASSUMPTIONS

Acquisition Cost (% Of Purchase Or \$)	\$10,000.00
Cost Of Sale Disposition	2.00 %
Federal Income Tax Rate	0.00%
State / Local Income Tax Rate	0.00%
Medicare Surtax	0.00%
Tax On Gain From Appreciation	50.00%
Tax On Recaptured Depreciation	50.00%
State / Provincial / Local Capital Gain Rate	0.00%
Medicare Capital Gain Rate	0.00%
Percent Improvements	0.00%
Depreciation Life	Residential
Interest Deduction	No
Loan Costs Deduction	No
USA Mid Month Convention	No
Mortgage Calculation	NA



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