

607,609,611,613 3 Avenue NE
Calgary, Alberta

MLS # A2235459

\$2,850,000

| | | | |
|-----------|----------------------|--------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 6,253 sq.ft. | Age: | 2021 (4 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|-------------|-----------------|------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks | LLD: | - |
| Exterior: | Mixed | Zoning: | M-CG d111 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: na

Welcome to this income-generating, fully rented 4-plex offering a total of 10 bedrooms, 10 full bathrooms, 1 half bathroom, plus a versatile flex room. This unique and well-thought-out floor plan showcases tasteful finishes, large windows providing ample natural light, and a heated underground garage with parking for five vehicles. Breakdown of Units: Unit A (613 3 Ave NE): 1 Bedroom + Flex Room, 2 Full Bathrooms, approx. 1,213 SQFT Unit B (607 3 Ave NE): 3 Bedrooms, 3.5 Bathrooms, approx. 1,784 SQFT Unit C (611 3 Ave NE): 4 Bedrooms, 3 Full Bathrooms, approx. 2,131 SQFT Unit D (609 3 Ave NE): 2 Bedrooms, 2 Full Bathrooms, approx. 1,156 SQFT Total: approx. 6,253 SQFT (all sizes and details are approximate and subject to verification).