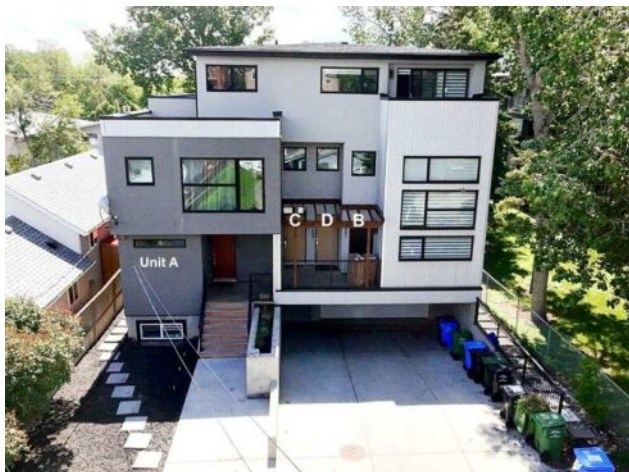


607,609,611,613 3 Avenue NE  
Calgary, Alberta

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).