



GRASSROOTS
REALTY GROUP

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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
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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).