\$2,850,000 - 607,609,611,613 3 Avenue Ne, Calgary

MLS® #A2235459

\$2,850,000

1 Bedroom, 1.00 Bathroom, 6,253 sqft Residential on 0.12 Acres

Bridgeland/Riverside, Calgary, Alberta

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).

Essential Information

MLS® # A2235459 Price \$2,850,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 6,253

Acres 0.12

Year Built 2021







Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 607,609,611,613 3 Avenue Ne

Subdivision Bridgeland/Riverside

City Calgary
County Calgary
Province Alberta
Postal Code T2E 0H9

Amenities

Parking Spaces 5

Parking Underground

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement See Remarks

Exterior

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed June 28th, 2025

Days on Market 126

Zoning M-CG d111

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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