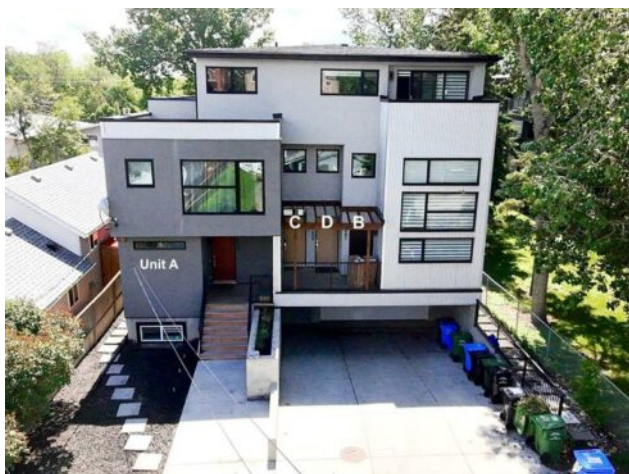


**607,609,611,613 3 Avenue NE**  
**Calgary, Alberta**

**MLS # A2235459**



**\$2,850,000**

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

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