

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

MLS® #A2235459

**\$2,850,000**

1 Bedroom, 1.00 Bathroom, 6,253 sqft  
Single Family on 0.12 Acres

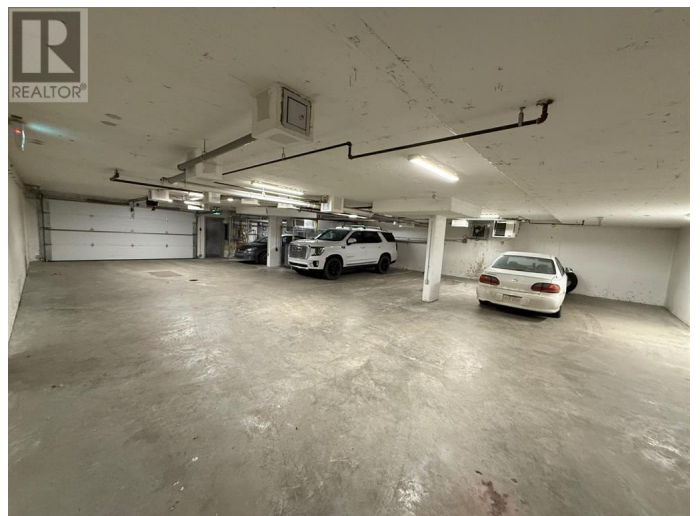
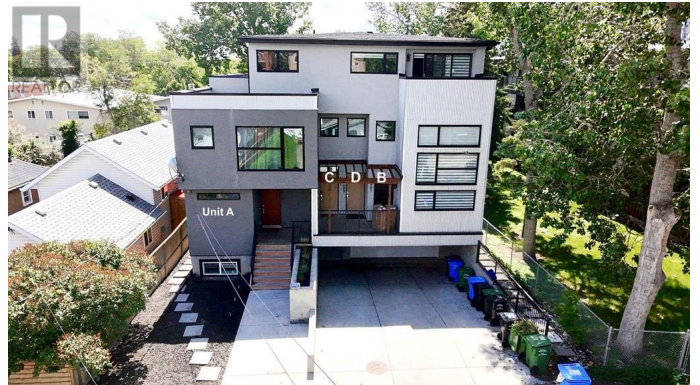
Bridgeland/Riverside, Calgary, Alberta

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). (id:6289)

Built in 2021

## Essential Information

Listing #	A2235459
Price	\$2,850,000
Bedrooms	1
Bathrooms	1.00
Square Footage	6,253
Acres	0.12
Year Built	2021
Type	Single Family



Sub-Type Freehold

### Community Information

Address 607,609,611,613 3 Avenue Ne  
Subdivision Bridgeland/Riverside  
City Calgary  
Province Alberta  
Postal Code T2E0H9

### Amenities

Features See remarks  
Parking Spaces 5  
Parking Underground

### Interior

Appliances Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer  
Heating Forced air  
Cooling None  
# of Stories 3

### Exterior

Foundation Poured Concrete

### Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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Listing information last updated on October 14th, 2025 at 10:46pm PDT