

\$600,000 - 405 2 Avenue Ne, Calgary

MLS® #A2258194

\$600,000

4 Bedroom, 3.00 Bathroom, 1,110 sqft

Single Family on 0.07 Acres

Crescent Heights, Calgary, Alberta

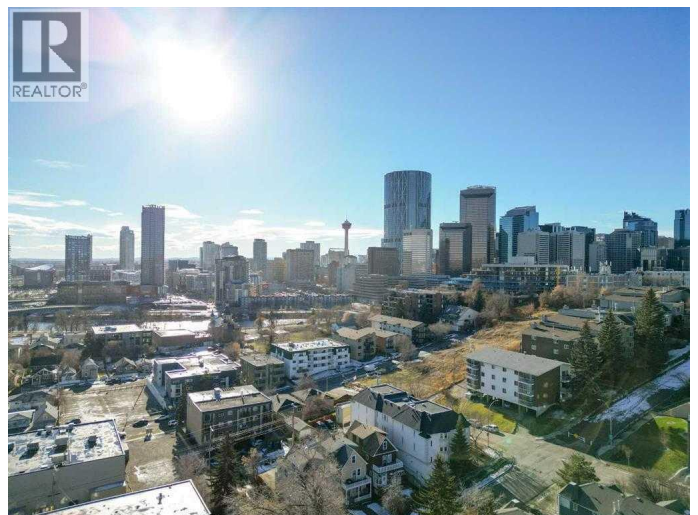
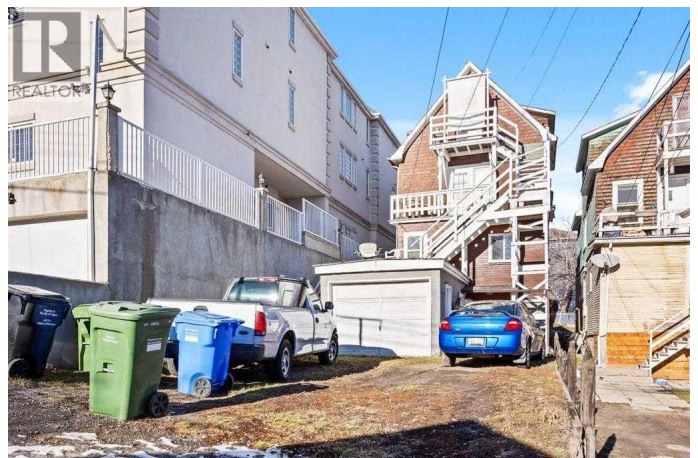
Unlock the full potential of urban living with this rare three-storey detached home in the heart of Calgary. With 5 bedrooms, 3 bathrooms, and three self-contained living spaces, this property is an ideal match for homeowners seeking flexibility or investors looking to maximize rental income. Each separate suite offers its own distinct charm and functionality, creating comfortable private living quarters for tenants, extended family, or short-term guests. The main home is bright and spacious, perfect for a primary residence or premium rental unit. The unfinished basement adds even more value, offering endless possibilities for development—be it another income-generating unit, a personal gym, home office, or media room. A single attached garage ensures secure, year-round parking and additional storage. Whether you're a first-time buyer aiming to offset your mortgage or a seasoned investor expanding your portfolio, this property stands out with its prime location, income potential, and customization options. Your opportunity to own a highly adaptable and centrally located Calgary property is here—book your private tour today and see the possibilities for yourself! (id:6289)

Built in 1912

Essential Information

Listing # A2258194

Price \$600,000



Bedrooms	4
Bathrooms	3.00
Square Footage	1,110
Acres	0.07
Year Built	1912
Type	Single Family
Sub-Type	Freehold

Community Information

Address	405 2 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
Province	Alberta
Postal Code	T2E0E7

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	View

Interior

Appliances	Refrigerator, Stove
Heating	Forced air
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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