

# \$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

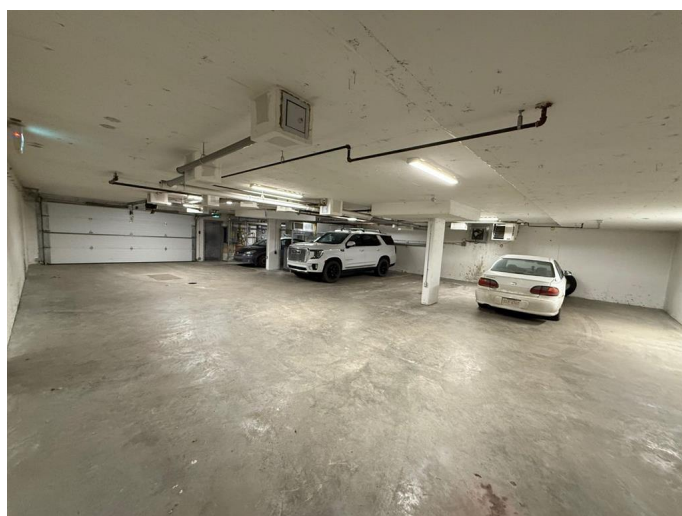
Unit D (609 3 Ave NE): 2 Bedrooms, 2 Full Bathrooms, approx. 1,156 SQFT

Total: approx. 6,253 SQFT (all sizes and details are approximate and subject to verification).

Built in 2021

## 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	72
Zoning	M-CG d111

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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