

# \$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

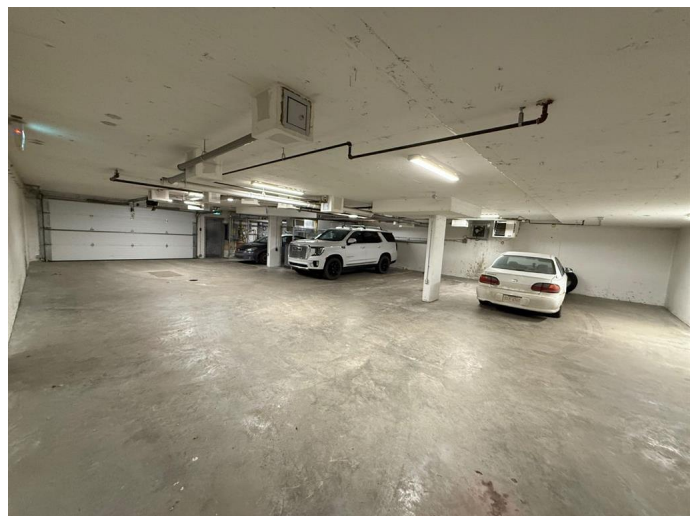
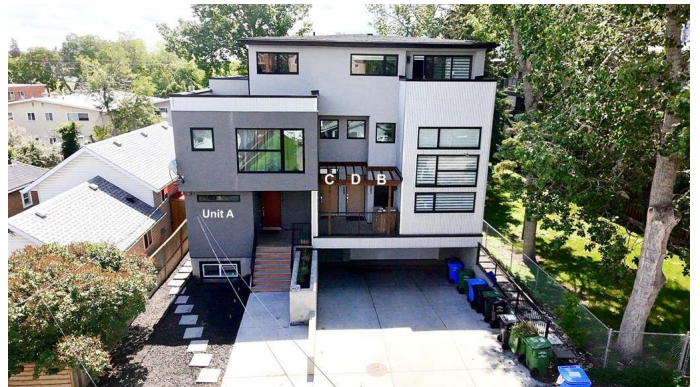
Unit D (609 3 Ave NE): 2 Bedrooms, 2 Full Bathrooms, approx. 1,156 SQFT

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 |
| Community   | 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 | 131             |
| Zoning         | M-CG d111       |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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