



GRASSROOTS
REALTY GROUP

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405 2 Avenue NE
Calgary, Alberta

MLS # A2258194



\$600,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,110 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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!