



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

524 20 Avenue NW
Calgary, Alberta

MLS # A2211502



\$5,295,000

Division:	Mount Pleasant		
Type:	Multi-Family/Row/Townhouse		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,750 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Bldg Name:	-
Water:	-
Sewer:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: NA

6 plex with 6 Legal Secondary Suite in 75x120 feet *Exceptional Investment Opportunity: 6-Plex 3-Storey Building with Legal Basement Finish*. This exceptional 6-plex 3-Storey building offers a unique investment opportunity for savvy investors seeking to diversify their portfolio and generate strong rental income. Strategically located in a desirable Mount Pleasant neighbourhood, this property boasts a legal basement finish, providing additional living space and potential for increased cash flow. 6 units (main, second and loft in third floor with 3 bedrooms and 3.5 bathrooms per unit. Each bedroom has their own bath. Legal basement finish with separate entrance, offering additional living space and potential for rental income. In-suite laundry facilities for added convenience. One garage Parking is included for each unit having total of 6 garage spots. Energy-efficient features to reduce utility costs. Close proximity to public transportation, schools, and shopping centers, Sait, University of Calgary. Desirable neighbourhood with lot of amenities such as parks, schools, etc.