

# \$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

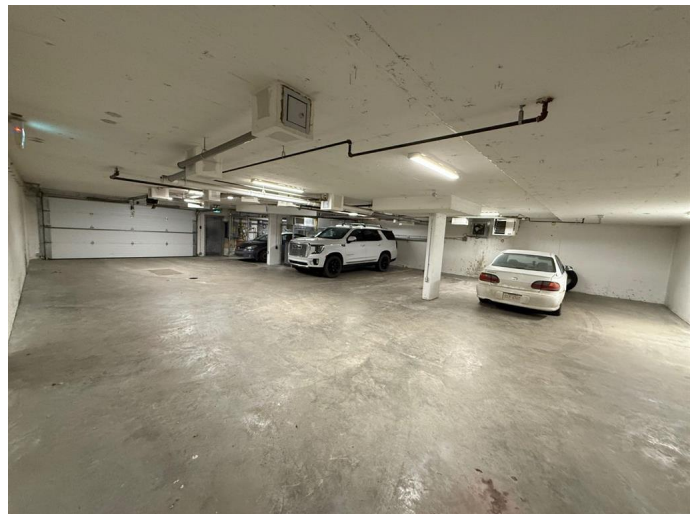
Unit D (609 3 Ave NE): 2 Bedrooms, 2 Full Bathrooms, approx. 1,156 SQFT

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	53
Zoning	M-CG d111

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.