



524 20 Avenue Calgary Alberta

\$5,495,000

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. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX®
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net