



## 405 2 Avenue Calgary Alberta

\$749,900

Discover a unique investment opportunity in the vibrant heart of Calgary, Alberta - an impressive three-story detached house boasting 5 bedrooms and 3 bathrooms. This spacious residence goes beyond being just a home; it represents a strategic investment that seamlessly blends comfort with rental potential. What sets this property apart is its versatility, featuring three separate additional living spaces, each equipped with modern amenities and offering cozy living environments. These additional units significantly enhance the property's income potential, making it an appealing choice for savvy investors. Whether you choose to enjoy the main residence or capitalize on the rental income, this property provides a range of options. The inclusion of an unfinished basement adds further potential for customization and expansion. Additionally, a single attached garage provides convenience and secure parking. This versatile investment opportunity awaits you in the heart of the city, offering a unique combination of comfort, potential rental income, and room for customization. Explore the possibilities and seize this rare find in Calgary's dynamic real estate landscape. (id:6769)

4pc Bathroom 6.17 Ft x 8.08 Ft  
Bedroom 8.17 Ft x 10.33 Ft  
Kitchen 8.83 Ft x 10.33 Ft  
Living room 10.83 Ft x 12.67 Ft  
Primary Bedroom 10.83 Ft x 11.58 Ft  
4pc Bathroom 7.00 Ft x 4.50 Ft  
Bedroom 8.67 Ft x 11.50 Ft  
Family room 15.00 Ft x 12.75 Ft  
Kitchen 8.67 Ft x 10.08 Ft  
Laundry room 7.83 Ft x 5.50 Ft

Storage 8.42 Ft x 17.58 Ft  
Storage 8.00 Ft x 11.17 Ft  
Furnace 16.67 Ft x 23.17 Ft  
4pc Bathroom 5.17 Ft x 6.58 Ft  
Bedroom 10.75 Ft x 12.58 Ft  
Dining room 11.83 Ft x 10.33 Ft  
Foyer 6.50 Ft x 5.42 Ft  
Kitchen 16.17 Ft x 5.67 Ft  
Living room 10.75 Ft x 12.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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