



405 2 Avenue Calgary Alberta

\$600,000

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, 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! (id:6769)

Bedroom 10.83 Ft x 11.58 Ft

Bedroom 10.33 Ft x 8.17 Ft

Living room 10.83 Ft x 12.67 Ft

4pc Bathroom 6.17 Ft x 8.08 Ft

4pc Bathroom 7.00 Ft x 4.00 Ft

Family room 15.00 Ft x 12.75 Ft

Storage 8.42 Ft x 17.58 Ft

Furnace 16.67 Ft x 23.17 Ft

Laundry room 7.83 Ft x 5.50 Ft

Kitchen 16.17 Ft x 5.67 Ft

Bedroom 10.75 Ft x 7.83 Ft

Dining room 11.83 Ft x 10.33 Ft

Bedroom 10.75 Ft x 12.58 Ft

Living room 10.75 Ft x 12.83 Ft

4pc Bathroom 5.17 Ft x 6.58 Ft

Listing Presented By:



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