

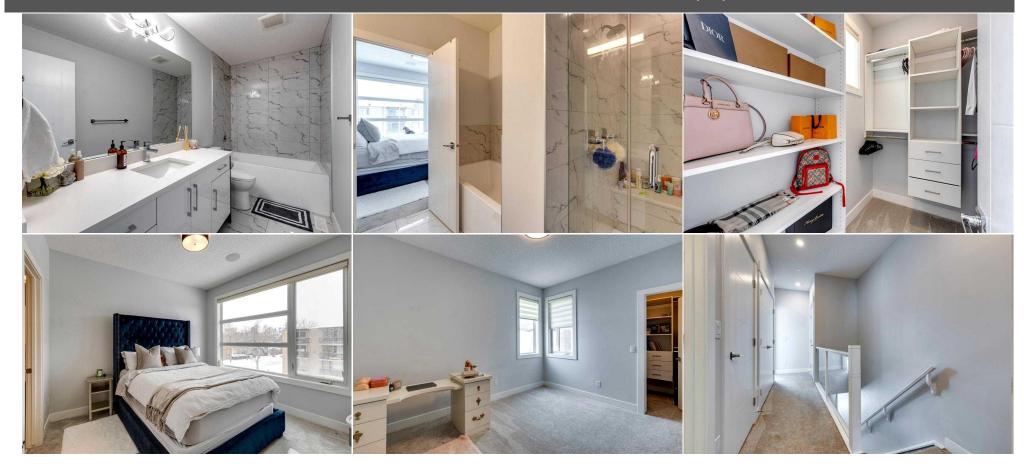
620 2 Street, Calgary T2E 3G1

MLS®#:	A2121847	Area:	Crescent Heights	Listing Date:	04/10/24	List Price:	\$2,699,900			
Status:	Active	County:	Calgary	Change:	None	Associatio	on: Fort McMurray			
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Multi-Family 4 plex Calgary 2018 6,103 sqft 31.01 M 101.81 Corner Lot Single Garage Attac	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: hed	6,408 6,408	DOM 39 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	0 0.0 (0 0) 2 Storey 8 1
						Utilities and Feature	25			
Roof: Heating: Sewer: Ext Feat:		Asphalt Shingle Public Sewer				Construction: Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Public Fnd/Bsmt: Beweet Consects				
Kitchen Ap nt Feat: Jtilities:	ppl:	Poured Concrete Closet Organizers,Kitchen Island,Open Floorplan Room Information								
Room		Level			nsions <u>Room</u> Legal/Tax/Financ		<u>Level</u> al		Dimensions	
Title: F ee Simp Legal Desc		1332N		Zoning: M-CG		Remarks				
Pub Rmks:		ATTENTI	ON INVESTORS EXCE	LLENT REVE	NUE GENEI		PLEX VERY RARE OF	FERING! 2018	NEW BUILD This multi-us	e offering is located in one

of Calgary's most sought after communities, Crescent Heights, in the heart of Calgary. Resting amongst some of the city's most prestigious communities such as Rosedale, Hillhurst and its own community Crescent Heights.. This opportunity is on a fantastic, quiet residential street with a short walk to public transit, 10 minutes to the Downtown Core, one block from the iconic Peter's Drive in, Golfing, minutes to award winning restaurants, Peace Bridge, River Pathways, Bridgeland Shopping and quick access to Deerfoot Trail, 16th Avenue and Edmonton Trail providing connectivity to all quadrants of the City. All 4 suites have private front entrances & garages, they are on separate metres, have insuite laundry, separate furnaces & water tanks. Each unit has 3 bedrooms, 3.5 baths, laundry, patio, open kitchen, living room and dining room.

Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/dryer, Window Coverings Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



Inclusions: Property Listed By:

