



THE
A-TEAM

**RE/MAX
FIRST**

620 2 Street, Calgary T2E3G1

MLS®#: **A2125209**

Area: **Crescent Heights**

Listing Date: **04/22/24**

List Price: **\$2,699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **6,103 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **6,408**
Low Sqft:
Ttl Sqft: **6,408**

DOM

27
Layout
Beds: **3 (2 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Other**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,High Ceilings,Jetted Tub,Kitchen Island,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`8" x 12`7"
Living Room	Main	12`6" x 10`3"
Office	Main	8`2" x 7`3"
Storage	Basement	8`6" x 3`4"
Bedroom	Second	12`7" x 11`8"
2pc Bathroom	Main	5`2" x 4`10"
4pc Bathroom	Second	10`9" x 4`11"

Room	Level	Dimensions
Dining Room	Main	11`5" x 11`0"
Foyer	Main	8`10" x 7`3"
Laundry	Second	5`7" x 2`9"
Bedroom - Primary	Second	11`2" x 12`7"
Bedroom	Basement	10`10" x 8`11"
2pc Ensuite bath	Basement	8`7" x 3`0"
5pc Ensuite bath	Second	9`5" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

1332N

Remarks

Pub Rmks: **ATTENTION INVESTORS | EXCELLENT REVENUE GENERATING INNER CITY 4 PLEX | VERY RARE OFFERING! |2018 NEW BUILD | This multi-use 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.**

Inclusions: **NONE**
Property Listed By: **RE/MAX Real Estate (Central)**

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





