

# \$600,000 - 405 2 Avenue Ne, Calgary

MLS® #A2258194

**\$600,000**

4 Bedroom, 3.00 Bathroom, 1,110 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

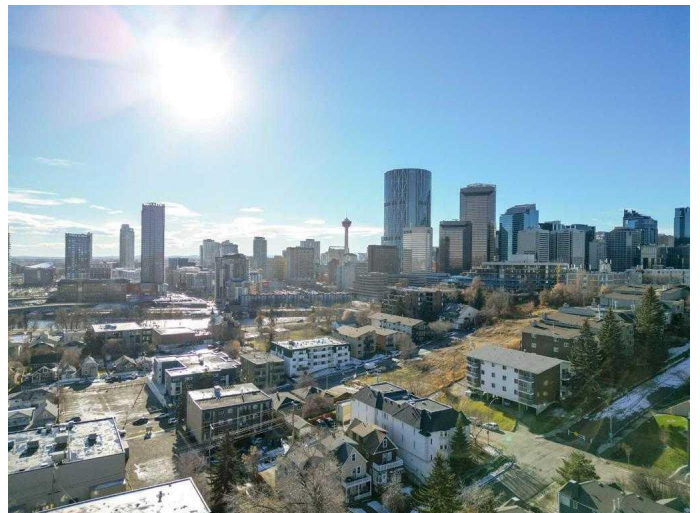
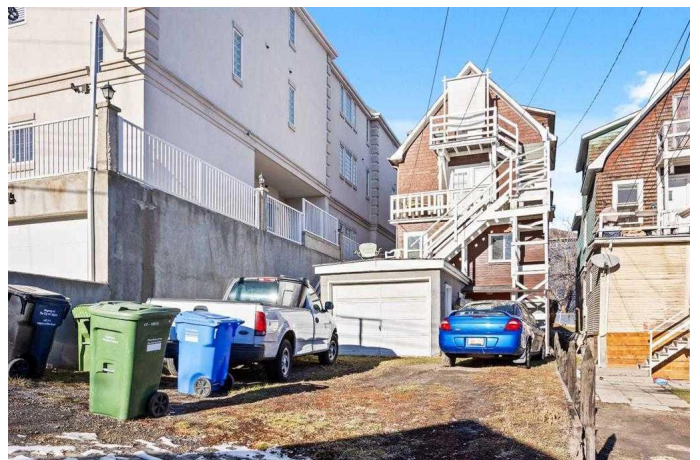
Unlock the full potential of urban living with this rare three-storey detached home in the heart of Calgary. With 5 bedrooms, 3 bathrooms, and three self-contained living spaces, this property is an ideal match for homeowners seeking flexibility or investors looking to maximize rental income. Each separate suite offers its own distinct charm and functionality, creating comfortable private living quarters for tenants, 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!

Built in 1912

## Essential Information

MLS® #                      A2258194

Price                        \$600,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,110             |
| Acres          | 0.07              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 405 2 Avenue Ne  |
| Subdivision | Crescent Heights |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 0E7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | See Remarks                  |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air                   |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full, Partially Finished     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Balcony                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt, Flat Torch Membrane                                        |
| Construction      | Wood Frame                                                          |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 45                   |
| Zoning         | M-C2                 |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.