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

MLS® #A2258194

# \$600,000

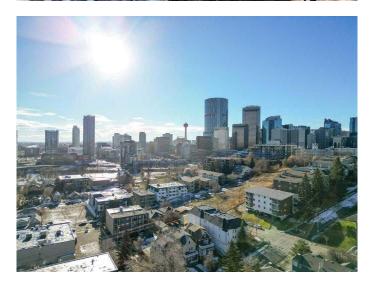
4 Bedroom, 3.00 Bathroom, 1,110 sqft Residential on 0.07 Acres

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 developmentâ€"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 hereâ€"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

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 42

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.