

\$5,495,000 - 524 20 Avenue Nw, Calgary

MLS® #A2211502

\$5,495,000

0 Bedroom, 0.00 Bathroom, 1,750 sqft
Multi-Family on 0.00 Acres

Mount Pleasant, Calgary, Alberta

6 plex with 6 Legal Secondary Suite in 75x120 feet *Exceptional Investment Opportunity: 6-Plex 3-Storey Building with Legal Basement Finish*. This exceptional 6-plex 3-Storey building offers a unique investment opportunity for savvy investors seeking to diversify their portfolio and generate strong rental income. Strategically located in a desirable Mount Pleasant neighbourhood, this property boasts a legal basement finish, providing additional living space and potential for increased cash flow. 6 units (main, second and loft in third floor with 3 bedrooms and 3.5 bathrooms per unit. Each bedroom has their own bath. Legal basement finish with separate entrance, offering additional living space and potential for rental income. In-suite laundry facilities for added convenience. One garage Parking is included for each unit having total of 6 garage spots. Energy-efficient features to reduce utility costs. Close proximity to public transportation, schools, and shopping centers, Sait, University of Calgary. Desirable neighbourhood with lot of amenities such as parks, schools, etc.



Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2211502 |
| Price | \$5,495,000 |
| Bathrooms | 0.00 |
| Square Footage | 1,750 |

| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Multi-Family |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 524 20 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M1C6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| # of Garages | 6 |

Interior

| | |
|-------------------|--|
| Interior Features | Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Courtyard, Playground, Private Entrance |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 20th, 2025 |
| Days on Market | 55 |
| Zoning | H-GO |

Listing Details

Listing Office

Century 21 Bravo Realty

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