

\$4,340,000 - 622 2 Avenue Ne, Calgary

MLS® #A2200091

\$4,340,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.26 Acres

Bridgeland/Riverside, Calgary, Alberta

3 story apartment building with 14 suites in Bridgeland. A super mix of 13 - 2 BR and 1 - 1BR apartments. All units are above grade and have a patio or a balcony. 13 of the units and the common area have had major upgrades. The 13 suites have extensive upgrades to the kitchens, appliances, bathrooms, flooring, and have air conditioning and en-suite laundry. Four of the two bedrooms have 2 baths. 622 2nd Ave. is on a large lot with more than full parking. This is an excellent inner city location with great income. Easy access to the downtown core, Memorial Dr and 16 Ave N. The Buyer must qualify and assume the existing mortgage. The Buyer most likely will need to acquire a CMHC 2nd mortgage.

Built in 1976

Essential Information

| | |
|------------|--------------|
| MLS® # | A2200091 |
| Price | \$4,340,000 |
| Bathrooms | 0.00 |
| Acres | 0.26 |
| Year Built | 1976 |
| Type | Commercial |
| Sub-Type | Multi Family |
| Status | Active |

Community Information



| | |
|-------------|----------------------|
| Address | 622 2 Avenue Ne |
| Subdivision | Bridgeland/Riverside |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 0E8 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 14 |

Interior

| | |
|---------|---------------------------------|
| Heating | Boiler, Natural Gas |
| Cooling | ENERGY STAR Qualified Equipment |

Exterior

| | |
|-----------------|---|
| Lot Description | City Lot, Level, Street Lighting, Near Public Transit |
| Roof | Asphalt/Gravel |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 26 |
| Zoning | MCG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Michael Fleming Realty Corp. |
|----------------|------------------------------|

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.