

# \$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

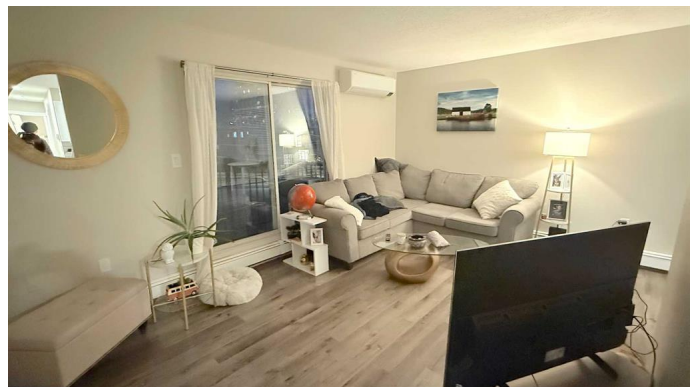
3 story apartment building with 14 suites in Bridgeland. A super mix of 13 - 2 BR and 1 - 1BR apartments. All units are above grade and have a patio or a balcony. 13 of the units and the common area have had major upgrades. The 13 suites have extensive upgrades to the kitchens, appliances, bathrooms, 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, Near Public Transit, Street Lighting
Roof	Asphalt/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	44
Zoning	MCG

### **Listing Details**

Listing Office	Michael Fleming Realty Corp.
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