

# \$759,000 - 405 2 Avenue Ne, Calgary

MLS® #A2217871

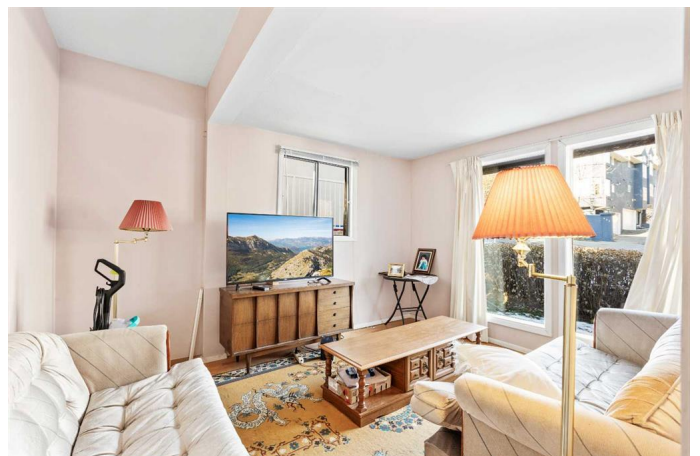
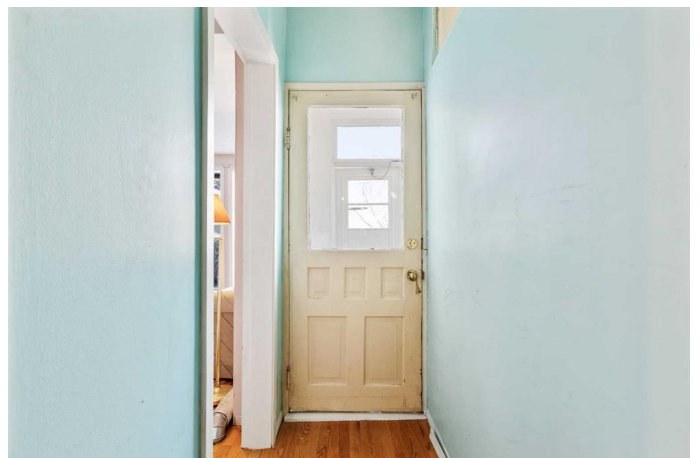
**\$759,000**

2 Bedroom, 2.00 Bathroom, 1,992 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® #

A2217871

Price	\$759,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,992
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	3 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	2

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, See Remarks, Sloped, Sloped Down
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX House of Real Estate
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