

# \$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	1
Zoning	H-GO

### Listing Details

Listing Office

Century 21 Bravo Realty

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