

# \$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	58
Zoning	H-GO

### **Listing Details**

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.