

\$1,200,000 - 650 2 Avenue Ne, Calgary

MLS® #A2090509

\$1,200,000

0 Bedroom, 0.00 Bathroom, 2,283 sqft

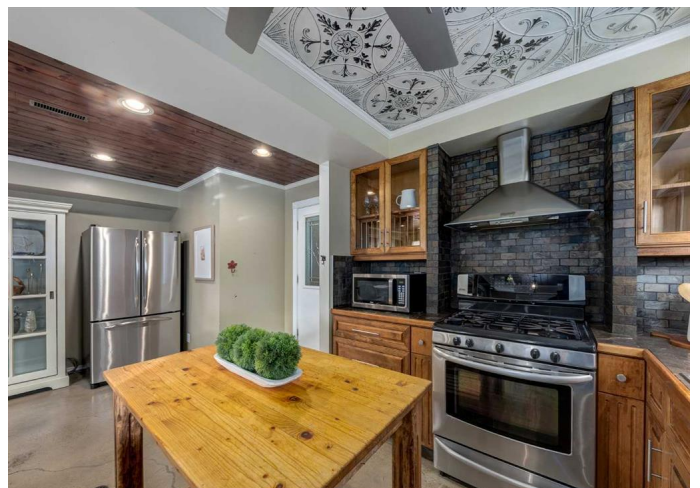
Multi-Family on 0.12 Acres

Bridgeland/Riverside, Calgary, Alberta

Nestled in the heart of the thriving and vibrant community of Bridgeland, this legal fourplex is a timeless testament to love, care and family legacy. It is still owned by the family that built it in 1971. This beautiful fourplex resonates with an irresistible charm and exudes a warmth that you can feel the moment you set foot inside.

Standing as a piece of history in Bridgeland, the family embraced the community wholeheartedly, understanding the value of proximity to the bustling downtown and the enchanting allure of Chinatown. Their deep-rooted connection to the area transformed this home into a family legacy, where memories were woven into the very fabric of its walls. Many of the Tenants have resided here for a very long period. Over the decades, this home has witnessed countless family gatherings in the inviting embrace of its lower kitchen. Step into any unit, and you'll be greeted by loving care lavished upon each one. The meticulous maintenance and thoughtful upgrades stand as a testament to the pride of ownership.

The upper units offer two spacious bedrooms and a full bathroom, while the lower units provide cozy one-bedroom sanctuaries, each with its own full bath. The east unit (#650) boasts upper and lower kitchens, catering to the diverse needs of larger families, roommates, or those seeking a generational



living arrangement. The possibilities are as boundless as the love that has nurtured this property over the years. With Multi-Residential zoning (M-CG d111) that aligns with the contextual ground-oriented land use, you can shape this space into your vision. Each side has a shared laundry facility and mechanical room. The east side garage was developed into a luxury kitchen, and the west side is available for use as a garage or storage.

It's not just the home itself that's enchanting; it's the neighbourhood that holds you in its spell. Bridgeland, with its vibrant energy, is right at your doorstep. Countless cafes, markets, and restaurants beckon you with their flavours and aromas, inviting you to explore the rich tapestry of this ever-evolving community. Blush Lane & Bridgeland Markets, Shiki Menya Noodles, Una Pizza, Village & Made By Marcus Ice Cream, and Blue Star Diner - to name a few. Calgary Classical Academy, Riverside Schools, and various community centres are in the immediate vicinity. LRT, Chinatown, and Downtown are minutes away.

This is not just a house to its families; it's a love story etched in every corner. It's a testament to a family's commitment, a community's embrace, and the endless possibilities that await you. Possession is a mere 90 days away from the firm sale unless, of course, you wish to inherit the existing month-to-month tenancies, a testament to the enduring appeal of this extraordinary home. Be a part of this enduring legacy, where love and care have shaped a house into a cherished home for many. We invite you to tour today.

Built in 1971

Essential Information

MLS® #	A2090509
Price	\$1,200,000
Sold Price	\$1,130,000
Bathrooms	0.00
Square Footage	2,283
Acres	0.12
Year Built	1971
Type	Multi-Family
Sub-Type	4 plex
Style	Bungalow
Status	Sold

Community Information

Address	650 2 Avenue Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0E8

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Chandelier
Appliances	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Brick, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2023
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Date Sold	November 8th, 2023
Days on Market	8
Zoning	M-CG d111
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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