



GRASSROOTS
REALTY GROUP

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N/A, 201 1 Street SE
Calgary, Alberta

MLS # A2272784



\$12,250,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Chinatown | | |
| Type: | Multi-Family/Apartment | | |
| Style: | - | | |
| Size: | 28,636 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | - | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | - | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Crown Molding, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows | | |

Inclusions: 32 FRIDGE, 32 STOVE, 32 DISHWASHER, 32 OTR HOODFANS, 32 GARBURATORS, 32 WASHER/DRYER

Welcome to the ELEMENTS on 1ST located at 1 ST & RIVERFRONT in a prime area of downtown CALGARY, this 8 story concrete building with 32 rental condo units showcasing 1 & 2 bedroom suites. The top 8th floor consists of 3 penthouse units with breathtaking views of the river and downtown skyline, also access to the top floor DOME an outside area where everyone can hang out, bbq and enjoy the views. The other 6 floors are all residential units, with the main floor having 2 commercial retail bays. The building features a small but useful underground parkade which is used for additional revenue. This LUXURIOUS brick building was built using high end products and very good quality making it a long lasting revenue producing property, with the potential to sub divide as it is all under 1 title. Please call to arrange a showing or for more information.