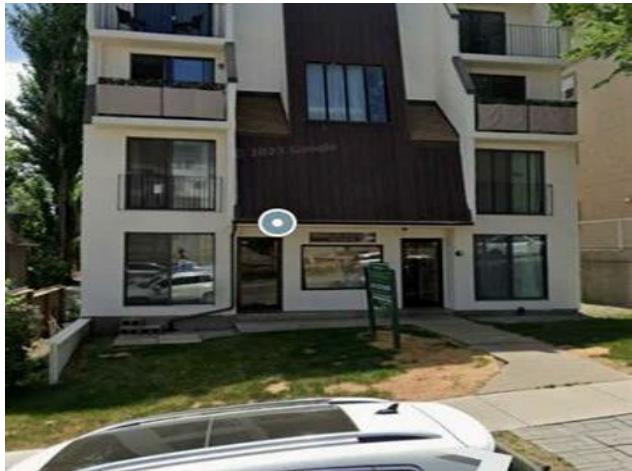




**423 3 Avenue NE
Calgary, Alberta**

MLS # A2275774

\$2,649,000



| | | | |
|------------------|-------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 8,800 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|-----------------------------------|-------------------|-----------------------|
| Heating: | Boiler, Natural Gas | Bldg Name: | Bridgeland Apartments |
| Floors: | - | Water: | - |
| Roof: | Asphalt, Flat Torch Membrane | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | M-C2 |
| Foundation: | Pillar/Post/Pier, Poured Concrete | Utilities: | - |
| Features: | - | | |

Inclusions: 10 electric stoves, 10 refrigerators, 2 washers and 2 dryers.

Sixteen Juliet doors and balconies flood the building with natural light. This well-maintained, four-storey concrete walk-up comprises 10 bright, above-grade residential units with an excellent mix: four one-bedroom, two two-bedroom, and four three-bedroom suites, most with one-and-a-half baths. Each three-bedroom unit features a four-piece main bath and a two-piece ensuite. All suites include private balconies, with several offering two balconies. The property offers 10 energized, assigned parking stalls and 10 storage lockers, along with steel doors and frames, upgraded hallway flooring, and durable concrete construction for superior longevity and sound attenuation. Ideally located near a full range of amenities, enhancing tenant appeal and long-term investment value.