

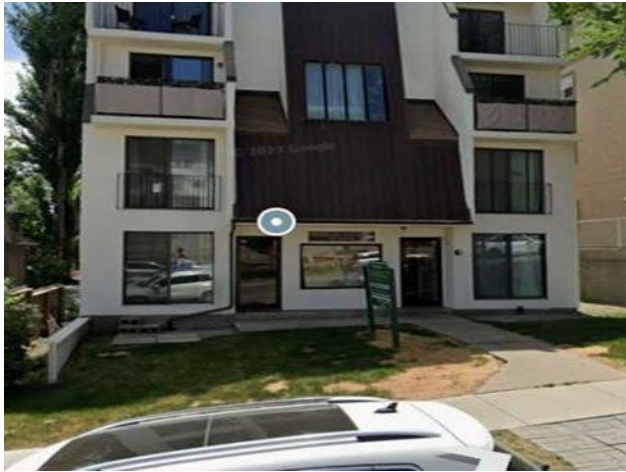


GRASSROOTS
REALTY GROUP

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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.