



GRASSROOTS
REALTY GROUP

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423 3 Avenue NE
Calgary, Alberta

MLS # A2307281



\$2,600,000

Division:	Crescent Heights		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,000 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-
Floors:	-
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	-

Bldg Name:	Bridgeland Apartments
Water:	-
Sewer:	-
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: 10 refrigerators, 10 electric stoves, 10 hood fans.

Sixteen Juliet doors and balconies bring abundant natural light into the building, enhancing its bright and welcoming atmosphere. This well-maintained, four-storey concrete walk-up features 10 above-grade residential suites with an ideal unit mix: six one-bedrooms, two two-bedrooms, and two three-bedroom suites. Each three-bedroom home includes a four-piece main bath and a two-piece ensuite. All suites offer private balconies, with several enjoying the benefit of two. The property provides 10 energized, assigned parking stalls and 10 storage lockers, along with upgraded hallway flooring, steel doors and frames, and durable concrete construction that supports long-term performance and excellent sound attenuation. Ideally positioned near a full range of amenities, the building offers strong tenant appeal and reliable long-term investment value.