



GRASSROOTS
REALTY GROUP

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423 3 Avenue NE
Calgary, Alberta

MLS # A2326922

\$2,575,000



Division:	Crescent Heights		
Type:	Commercial/Multi Family		
Style:	-		
Size:	86,111 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	Bridgeland Apartments
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	-		

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

Sixteen Juliet doors and balconies infuse the building with abundant natural light, creating a bright and welcoming environment throughout. This well-maintained four-storey concrete walk-up offers 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 features a four-piece main bath and a two-piece ensuite. All suites include private balconies, with several enjoying the advantage of two. The property provides 10 energized, assigned parking stalls and 10 storage lockers, complemented by upgraded hallway flooring, steel doors and frames, and durable concrete construction that delivers long-term performance and excellent sound attenuation. Positioned close to a full range of amenities, the building offers strong tenant appeal and dependable long-term investment value.