



GRASSROOTS
REALTY GROUP

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423 3 Avenue NE
Calgary, Alberta

MLS # A2348121



\$2,549,000

Division:	Crescent Heights		
Type:	Commercial/Multi Family		
Style:	-		
Size:	94,722 sq.ft.	Age:	1979 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas
Floors:	-
Roof:	Asphalt Shingle, Membrane
Basement:	-
Exterior:	Concrete
Foundation:	Piling(s), Poured Concrete
Features:	-

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

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

Sixteen Juliet doors and balconies flood the building with natural light, creating a bright, inviting atmosphere throughout. This well-maintained four-storey concrete walk-up features 10 above-grade suites with a highly desirable unit mix: six one-bedrooms, two two-bedrooms, and two three-bedroom apartments. Two three-bedroom apartments offer a four-piece main bath and a two-piece ensuite. All suites include private balconies. The first 4 units are 72 feet deep!! Residents appreciate 10 energized, assigned parking stalls and 10 secure storage lockers. Recent upgrades—including refreshed hallway flooring and steel doors and frames—improve durability and presentation, while the concrete construction delivers excellent long-term performance and sound attenuation. Ideally positioned near a full range of amenities, this property delivers strong tenant appeal, stable occupancy, and reliable long-term investment value.