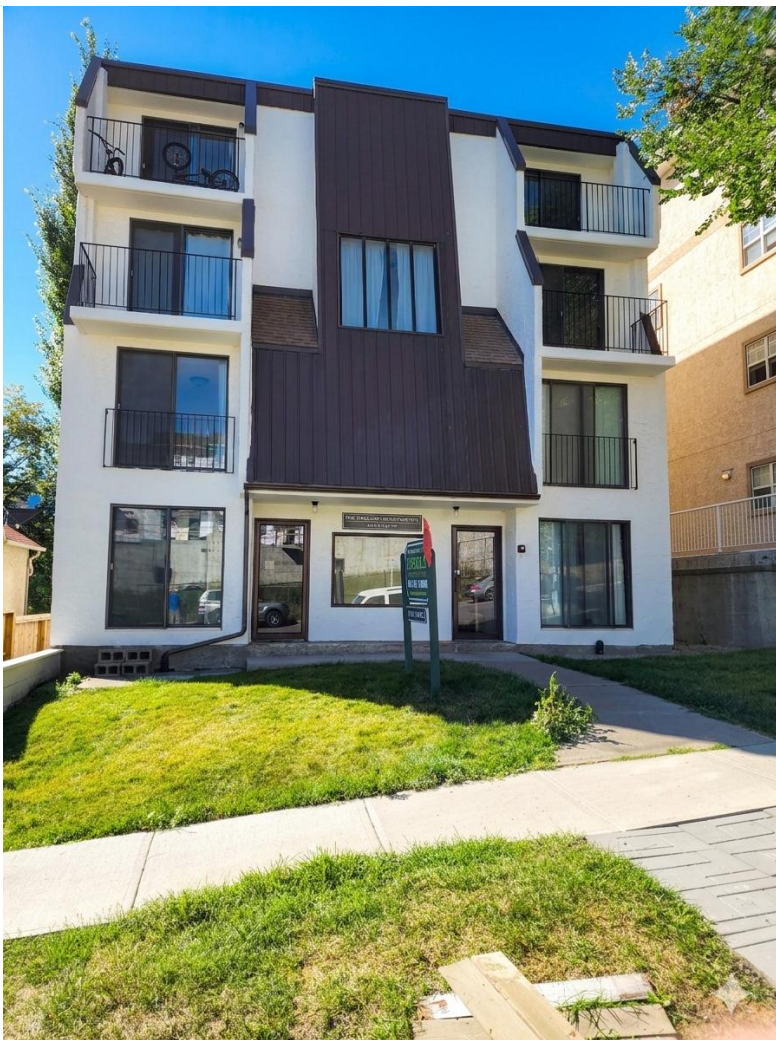


Multi-Family For Sale

423 3 Avenue NE, Calgary AB

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Rethinking Commercial Real Estate

Scott Armstrong, Associate

587-700-8748

scottarmstrong8@gmail.com

423 3 Avenue NE, Calgary AB



Zoning:	M-C2
Subdivision:	Bridgeland/Riverside
Building Type:	Low Rise
Sale Price:	\$2,599,000.00
Floor:	4 floors
Lot Size:	5,984 ± Sq. Ft.
Building Area:	8,800 ± Sq. Ft.
No. of Units:	10
Year Built:	1975
Total Parking:	10

Highlights:

- 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: 6 one-bedroom, two two-bedroom, and 2 three-bedroom suites.
- 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.

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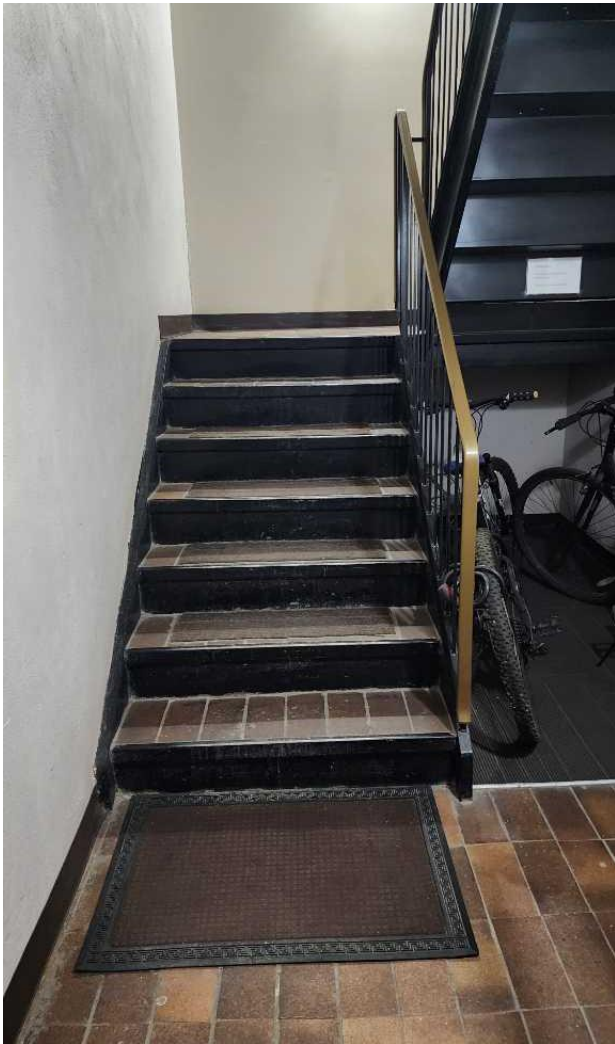


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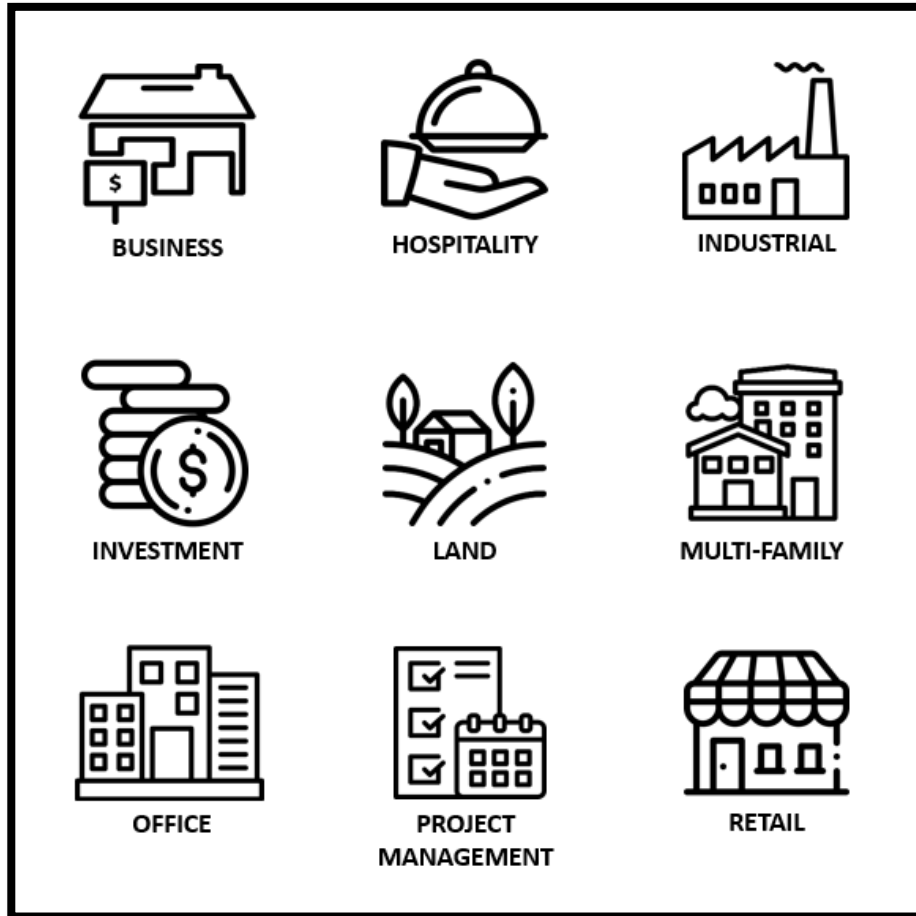
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