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423 3 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33341

MLS ID:
A2275774

\$2,599,000



 **SCOTT ARMSTRONG**
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 RE/MAX Complete Realty
 403-930-8555

 423 3 Avenue NE, Calgary , Alberta T2E 0H7

Transaction Type

For Sale

Days On Market

72

Zoning

M-C2

Subdivision

Bridgeland/Riverside

Building Type

Low Rise (2-4 stories)

Year Built

1975

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

1332N

Building Area (Sq. Ft.)

8800.00

Building Area (Sq. M.)

817.54

Lot Size (Sq. Ft.)

5984

Lot Size (Acres)

0.14

Parking

10

Construction Type

Concrete

Roof

Asphalt,Flat Torch Membrane

Foundation

Pillar/Post/Pier,Poured Concrete

Heating

Boiler,Natural Gas

Lot Features

Back Lane

Access to Property

Front and Rear Drive access

Inclusions

10 electric stoves, 10 refrigerators, 2 washers and 2 dryers.

Restrictions

None Known

Reports

Annual Property Operating Data,Appraisal,Call Lister,Environmental Phase 1,Financial Statements,Information Package,Investment Analysis,Pro-Forma,Property Inspection,Rent Roll,Title

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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