



MULTI-FAMILY FOR SALE

RE/MAX
Complete Realty

PRESTIGE
COMMERCIAL GROUP

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423 3 AVENUE NE,
CALGARY AB

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Listing Information

Zoning:	M-C2
Subdivision:	Bridgeland/Riverside
Building Type:	Low Rise
Sale Price:	\$2,600,000.00
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

Key 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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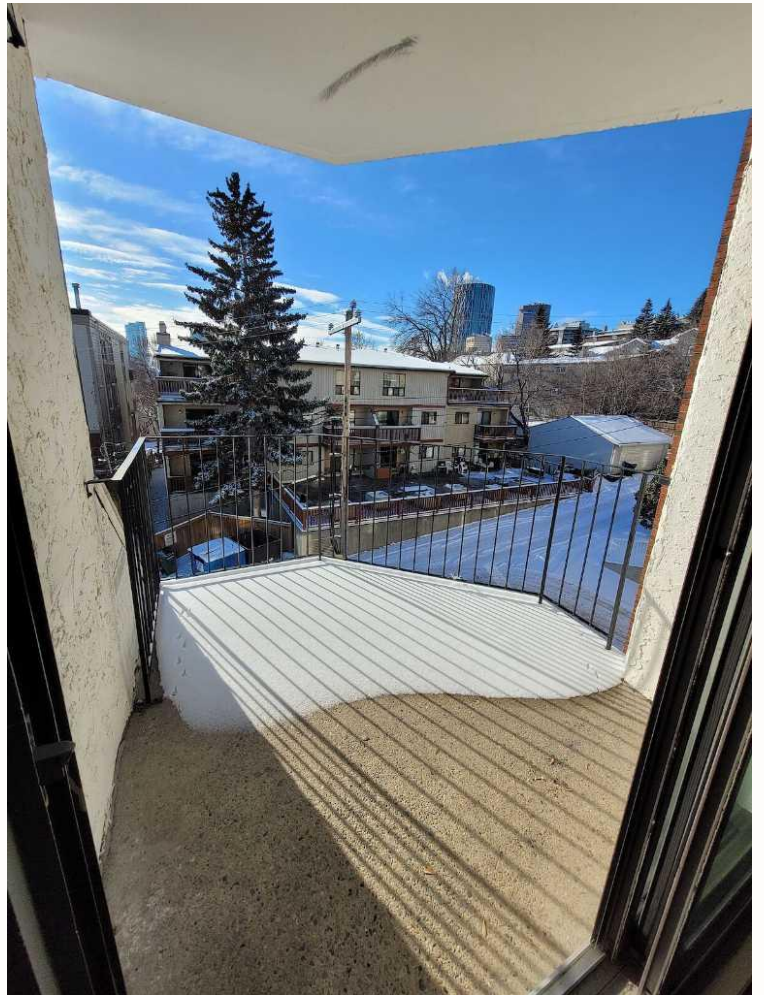
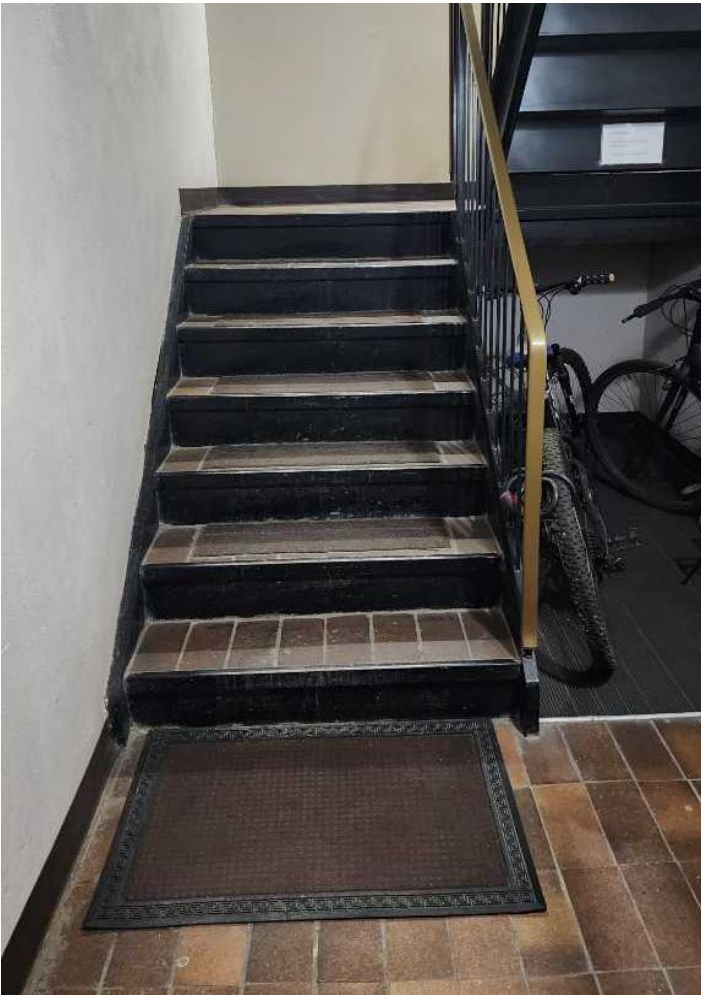


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LAND



MULTI-FAMILY



OFFICE



PROJECT
MANAGEMENT



RETAIL

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