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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

**\$2,649,000**




426 3 Ave NE

3 photos - See more photos

 **SCOTT ARMSTRONG**  
 (587) 700-8748

 RE/MAX Complete Realty  
 403-930-8555

 423 3 Avenue NE, Calgary , Alberta T2E 0H7

**Transaction Type**

For Sale

**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: four one-bedroom, two two-bedroom, and four three-bedroom suites, most with one-and-a-half baths. 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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