

# \$8,280,000 - 325 2 Avenue Ne, Calgary

MLS® #A2215480

**\$8,280,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Crescent Heights, Calgary, Alberta

325 2nd Ave NE - This is the sale of ALL 32 condo units in Condo Plan 9911891. This well maintained building is located in the quiet residential inner city community of Crescent Heights. There is quick access to the downtown core and the excellent amenities of the BRIDGELAND community. Most of the units have extensive renovations; kitchens, bathrooms, appliances, flooring, etc. The roof and windows were replaced within the last 10 years. This size apartment building is perfect for a good resident manager to operate. 31 parking spots at the rear and on east side of the building. OFFERS SUBJECT TO VIEWING

Built in 1973

## Essential Information

MLS® #	A2215480
Price	\$8,280,000
Bathrooms	0.00
Acres	0.00
Year Built	1973
Type	Commercial
Sub-Type	Multi Family
Status	Active



## Community Information

Address	325 2 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0E5

## Amenities

Utilities	Electricity Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Available, Natural Gas Available
-----------	---

## Interior

Heating	Boiler, Natural Gas
Cooling	None

## Exterior

Roof	Membrane
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	3
Zoning	M-CGd72

## Listing Details

Listing Office	Michael Fleming Realty Corp.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.