



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

N/A, 201 1 Street SE
Calgary, Alberta

MLS # A2272784



\$12,250,000

Division:	Chinatown		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	28,636 sq.ft.	Age:	2016 (10 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Crown Molding, Elevator, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Inclusions: 32 FRIDGE, 32 STOVE, 32 DISHWASHER, 32 OTR HOODFANS, 32 GARBURATORS, 32 WASHER/DRYER

Welcome to the ELEMENTS on 1ST located at 1 ST & RIVERFRONT in a prime area of downtown CALGARY, this 8 story concrete building with 32 rental condo units showcasing 1 & 2 bedroom suites . The top 8th floor consists of 3 penthouse units with breathtaking views of the river and downtown skyline , also access to the top floor DOME an outside area where everyone can hang out, bbq and enjoy the views . The other 6 floors are all residential units, with the main floor having 2 commercial retail bays. The building features a small but useful underground parkade which is used for additional revenue. This LUXURIOUS brick building was built using high end products and very good quality making it a long lasting revenue producing property, with the potential to sub divide as it is all under 1 title. Please call to arrange a showing or for more information .