

N/A, 201 1 Street SE  
Calgary, Alberta

MLS # A2272784



## \$12,250,000

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

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