

# \$995,000 - 1130, 4117 109 Avenue Ne, Calgary

MLS® #A2252396

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Excellent opportunity to own a versatile 1,980± sq. ft. bay with DC zoning. This unit offers approx. 24 ft. clear ceiling height and comes with a 50% built mezzanine structure (DP Approved) , providing additional functional space for office, storage, or showroom use. Also features a drive-in door. Zoning allows for a wide range of uses including cabinetry shop, print shop, healthcare services, office, fitness, or restaurant (subject to approvals). The open floor plan and mezzanine design make this bay ideal for both service-oriented and production-based businesses. \*NO AUTOMOTIVE\*

Built in 2025

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2252396   |
| Price      | \$995,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2025       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1130, 4117 109 Avenue Ne |
| Subdivision | Stoney 3                 |
| City        | Calgary                  |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3N 2J1 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 64                |
| Zoning         | DC                |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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