

# \$625,000 - 104, 4116 64 Avenue Se, Calgary

MLS® #A2154835

**\$625,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

3,233 sq. ft. Condo Warehouse bay

Highlightsâ€

- Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors

- Professionally managed complex

- Clean unit fully developed on 2 levels

- Well maintained owner occupied complex

Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, reception, 2 private offices, staff kitchen and 2 washrooms, balance is open warehouse, 2nd floor contains 2 private offices, conference room and storage.

Excellent location in proximity to major traffic corridors

Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2154835   |
| Price      | \$625,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 104, 4116 64 Avenue Se |
| Subdivision | Foothills              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2C 2B3                |

**Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Central, Forced Air, Natural Gas |
| Cooling | Partial                          |

**Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Membrane        |
| Construction | Concrete, Mixed |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                        |
|----------------|------------------------|
| Date Listed    | August 13th, 2024      |
| Days on Market | 282                    |
| Zoning         | I-G Industrial General |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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