

# \$1,618,735 - 1215 38 Avenue Ne, Calgary

MLS® #A2192937

**\$1,618,735**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Industrial condo bay totalling 7,529 sq.ft. with 6,318 sq.ft. on the main floor and 1,211 sq.ft. of mezzanine. Sprinkler upgrade to ESFR. 10' x 10' Dock loading door. 21' Ceiling in Warehouse. 5 assigned parking stalls with 19 visit stalls on site. 68' marshalling area. Upgraded with new RTUs, new LED lighting, new man and overhead doors, new unit heaters and new electrical panels (100A/600V). Condo fees: \$1.25/sq.ft. (est. 2025).

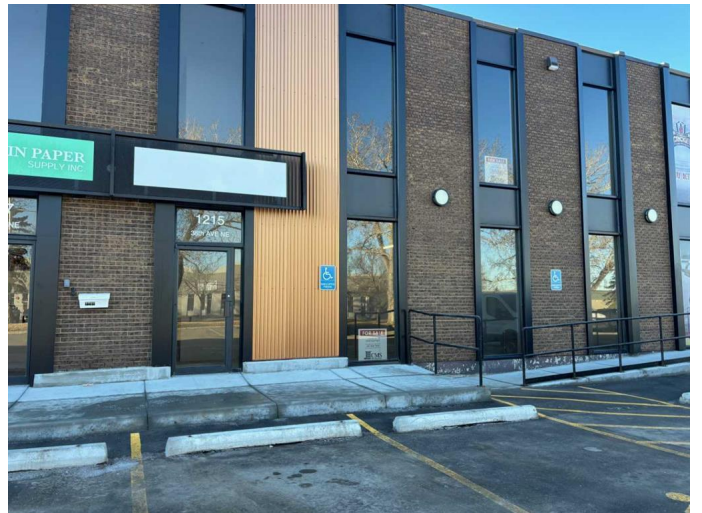
Built in 1977

## Essential Information

MLS® #	A2192937
Price	\$1,618,735
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	1215 38 Avenue Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6M2



## **Additional Information**

Date Listed	February 18th, 2025
Days on Market	86
Zoning	I-G

## **Listing Details**

Listing Office	CMS Real Estate Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.