$1,013,000 - 1130, 4117 109 Avenue Ne, Calgary

MLS® #A2252396

$1,013,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Excellent opportunity to own a versatile 1,980Â± 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	$1,013,000
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	32
Zoning	DC

Listing Details

Listing Office	Century 21 Bravo Realty

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