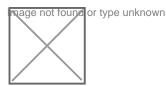


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46, 1750 120 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

29857

MLS ID: A2203095

\$1,399,900



△ JORDAN HUNTRODS

(403) 269-1103

Paramount Real Estate Corporation

403-269-1103

r<u>M</u>1

46, 1750 120 Avenue NE, Calgary, Alberta T3K0R1

Transaction Type

For Sale

Title

Days On Market

160

Zoning

I-G

Subdivision

Fee Simple

2018

Stoney 1

1

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Year Built

Legal Plan

1912319

Building Area (Sq. Ft.)

3248.00

Building Area (Sq. M.)

301.75

Roof

Membrane, Rubber

Foundation

Poured Concrete

Cooling None

Inclusions

Heating

Central, Natural Gas

Fridges, Range, Microwave, Wall Oven, Dishwasher, Washer/Dryer, GC Hawk

Golf sim, Hot tub, 2 Car lifts, AV system,

3 Wall mounted televisions

Restrictions

Board Approval

Reports

Floor Plans

Welcome to the epitome of luxury storage and entertainment: the finest vault ever conceived. Double the size of its counterparts, With storage for up to 8 cars and or RV space. But it's not just the size that sets it apart; the meticulous attention to detail and luxury finishes genuinely set it apart. As you step inside, the lower level greets you with sleek epoxy floors, complemented by two car lifts for effortless maneuvering. Indulge in relaxation within the 8-person hot tub, with a 3-piece bathroom for convenience. A top-of-the-line GC Hawk golf simulator is perfect for practicing golf all winter, promising endless entertainment and refinement. Venture upstairs via one of two staircases to discover an entertainment haven like no other. Here, a fully equipped kitchen boasting Bosch appliances and a sprawling center island beckons culinary creativity and social gatherings. Whether it's fight night or a weekend retreat, unwind in the comfort of a living room adorned with a state-of-the-art big-screen TV. Should the mood strike, engage in a spirited game of poker, complemented by a dedicated space and a convenient two-piece bathroom. Throughout this extraordinary space, cutting-edge technology seamlessly integrates audio, visual, and security systems, ensuring convenience and peace of mind. If that wasn't enough, there is also a car wash and owners-only exclusive clubhouse for events. For those yearning the pinnacle of luxury living. Contact us today to schedule a private tour and see everything the Vaults offer.

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