

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 147, 4412 9 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31582


**MLS ID:**  
A2245508

**\$881,250**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 147, 4412 9 Street SE, Calgary , Alberta T2G3C9

**Transaction Type**

For Sale

**Days On Market**

24

**Zoning**

I-G

**Subdivision**

Highfield

**Building Type**

Condo Complex

**Year Built**

2025

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

2411148

**Building Area (Sq. Ft.)**

2350.00

**Building Area (Sq. M.)**

218.32

**Access to Property**

Accessible to Major Traffic Route

**Inclusions**

N/A

**Restrictions**

Call Lister

**Reports**

Building Plans,Condo/Strata

Bylaws,Title

The "Iron" is a 2,350 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is on of only two "Iron" units available in the Development. This unit is in the South end of the complex which provides enhanced natural lighting with south facing windows on the exterior wall. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary ,entertainment hubs for personal use . subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners. Each unit features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Sub Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items, select small business activities in a secure location, OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.