

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.

## 3170, 4100 109 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32769

**MLS ID:**  
A2269279

**\$723,250**



 **PIPAN KUMAR**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

 3170, 4100 109 Avenue , Calgary , Alberta T3N 2J1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 135	<b>Zoning</b> I-C
<b>Subdivision</b> Stoney 1	<b>Year Built</b> 2025	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2411809
<b>Building Area (Sq. Ft.)</b> 1315.00	<b>Building Area (Sq. M.)</b> 122.17	<b>Inclusions</b> N/A
<b>Restrictions</b> Board Approval	<b>Reports</b> Building Plans,Condo/Strata Bylaws,Site Plans	

Brand-new ±1,315 sq. ft. retail bay for sale in Jackson Gates Plaza (2025). Excellent visibility with right-in/right-out access from Country Hills Blvd NE and exposure along 109 Ave NE. Ideal for dental, salon, medical, office, vape, or convenience use. Features a massive parking lot, modern design, and is adjacent to the future Stonegate residential/commercial development, offering strong long-term growth potential.

**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.