

\$1,802,843 - 1223 38 Avenue Ne, Calgary

MLS® #A2193000

\$1,802,843

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Industrial condo bay totalling 8,881 sq.ft. with 6,360 sq.ft. on the main floor and 2,521 sq.ft. mezzanine. 10' x 10' dock loading door. 21' Ceiling in the warehouse. 4 Assigned parking stalls with 19 visitor parking stalls on site. 68' marshalling area. Upgraded with new RTU, LED lighting, new man and overhead door, new unit heater and electrical panel (100A/600V). Condo Fees: \$1.25/sq.ft. (est. 2025).

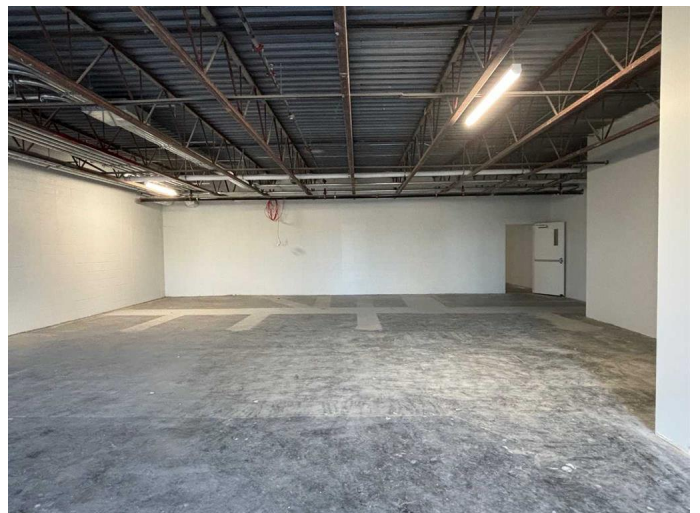
Built in 1977

Essential Information

| | |
|------------|-------------|
| MLS® # | A2193000 |
| Price | \$1,802,843 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1223 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 | 89 |
| Zoning | I-G |

Listing Details

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

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