

# \$845,000 - 103, 2719 7 Avenue Ne, Calgary

MLS® #A2211147

**\$845,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Click brochure link for more details. Includes custom 3 level racking system valued at \$100,000. Bright, high end air conditioned office space on second floor. Internal secure loading area with sump drain. Temperature and humidity controlled warehouse space. Professionally managed condominium. Walking distance to the LRT. Close to restaurants and other major amenities. Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.

Built in 2009

## Essential Information

MLS® #	A2211147
Price	\$845,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	103, 2719 7 Avenue Ne
Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5G6

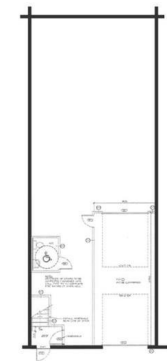


## Property Overview

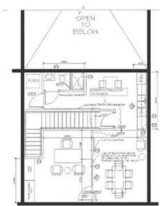
District	Meridian Franklin Industrial Park
Zoning	I-G (Industrial General)
Office Area	±840 SF
Warehouse Area	±2,025 SF
Total Area	±2,865 SF
Ceiling Height	24' clear
Loading	1 (10' W x 12' H) Drive-in door
Sprinklered	Yes
Power	100 Amps, 3 Phase (TBV)
Heating	Office HVAC & radiant heating in shop
Condo Fees (2025)	\$370.44
Asking Price	\$845,000.00
Property Taxes (2024)	\$13,019.39
Available	Negotiable
Features	<ul style="list-style-type: none"><li>Includes custom 3 level racking system valued at \$100,000</li><li>Bright, high end air conditioned office space on second floor</li><li>Internal secure loading area with sump drain</li><li>Temperature and humidity controlled warehouse space</li><li>Professionally managed condominium</li><li>Walking distance to the LRT</li><li>Close to restaurants and other major amenities</li><li>Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.</li></ul>



## Floor Plan



Main Floor



Second Floor

**Interior**

Heating                      Radiant

**Additional Information**

Date Listed                April 25th, 2025  
Days on Market        22  
Zoning                      I-G

**Listing Details**

Listing Office              Honestdoor Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.