

\$634,000 - 21, 224 Initiative Avenue Se, Calgary

MLS® #A2234191

\$634,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

Owner user or Investment property. Office buildout on 2 levels. 2550 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. open warehouse with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, 850 sq. ft. fully developed mezzanine office space with entrance stairs to the warehouse. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.

Built in 2012



Essential Information

MLS® #	A2234191
Price	\$634,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	21, 224 Initiative Avenue Se
Subdivision	Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3S 0B7

Amenities

Parking Spaces 3

Interior

Heating Natural Gas

Exterior

Construction Metal Frame, Metal Siding, M

Foundation Poured Concrete

Additional Information

Date Listed June 30th, 2025

Days on Market 43

Zoning Industrial

Listing Details

Listing Office RE/MAX Landan Real Estate



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