

# \$749,000 - 2105, 4058 109 Avenue Ne, Calgary

MLS® #A2244951

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

corner commercial bay for sale at the busy intersection of Country Hills Boulevard and 38 Street NE! Located in a high-traffic plaza with ample parking, this unit offers two private offices, an open-concept workspace, a welcoming reception area, and a staff room with kitchenette. As a corner unit, it offers convenient parking at both the front entrance and along the side of the building. Fully furnished with desks, appliances, and more, it's a turn-key opportunity ideal for professional office or retail use.

Built in 2021

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2244951   |
| Price      | \$749,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2021       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2105, 4058 109 Avenue Ne |
| Subdivision | Stoney 3                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |



Postal Code            T3N 2B2

### **Additional Information**

Date Listed            July 31st, 2025

Days on Market       7

Zoning                I-C

### **Listing Details**

Listing Office           Century 21 Bravo Realty

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.