

# \$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).

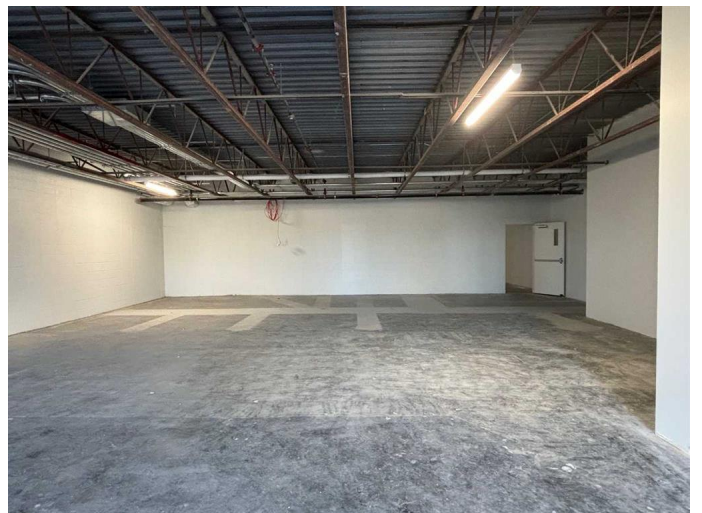
Built in 1977

## 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 51  
Zoning I-G

## **Listing Details**

Listing Office CMS Real Estate Ltd.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.