

# \$1,025,000 - 307, 3750 46 Avenue Se, Calgary

MLS® #A2197575

**\$1,025,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Eastfield, Calgary, Alberta

Great Owner/User opportunity in this attractive, well-maintained building with excellent exposure. Very accessible location, just off Peigan Trail with easy access to Deerfoot Trail, 52nd Street SE, and Stoney. Main floor consists of bright showroom, kitchen, storage, washroom, and clean warehouse space. 2nd floor is mainly open with an office and washroom, plus there is a usable mezzanine with 2 large offices and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of the building. This unit is fully sprinklered. Clean Uses Only are permitted by Condo Association. Industrial Business (I-B ) Zoning Uses include but not limited to: Brewery/Distillery, Health Services, Fitness & Indoor Recreation, General Light Industrial, Printing Services, Sign Companies, Retails and Consumer Services and many more.

Built in 2007

## Essential Information

MLS® #	A2197575
Price	\$1,025,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use



Status Active

### Community Information

Address 307, 3750 46 Avenue Se  
Subdivision Eastfield  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2B 0L1

### Interior

Heating Combination, Overhead Heater(s), Forced Air

### Exterior

Exterior Features Lighting  
Roof Flat  
Construction Brick, Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed February 25th, 2025  
Days on Market 41  
Zoning I-B f0.5

### Listing Details

Listing Office RE/MAX Complete Realty

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