\$437,000 - 119, 4412 9 Street Se, Calgary

MLS® #A2207425

\$437,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Highfield, Calgary, Alberta

The 'Carbon' is a 1,250 Sq. Ft. Garage Condo in Phase One of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is 1 of the last 3 'Carbon' Units available in Phase One.

The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary, entertainment hubs for personal use . subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners.

Each unit features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Sub Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access.

If you are looking for a secure condo bay to store your collection or cars, motorcycles,







tools, other valuable items, select small business activities in a secure location, OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!

Built in 2023

Essential Information

MLS® # A2207425 Price \$437,000

Bathrooms 0.00
Acres 0.00
Year Built 2023

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 119, 4412 9 Street Se

Subdivision Highfield
City Calgary
County Calgary
Province Alberta

Postal Code T2G3C9

Additional Information

Date Listed March 31st, 2025

Days on Market 198
Zoning I-G

Listing Details

Listing Office Manchester Properties Inc.

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