

# \$845,000 - 103, 2719 7 Avenue Ne, Calgary

MLS® #A2211147

**\$845,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Click brochure link for more details. Includes custom 3 level racking system valued at \$100,000. Bright, high end air conditioned office space on second floor. Internal secure loading area with sump drain. Temperature and humidity controlled warehouse space. Professionally managed condominium. Walking distance to the LRT. Close to restaurants and other major amenities. Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.

Built in 2009

## Essential Information

MLS® #	A2211147
Price	\$845,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active

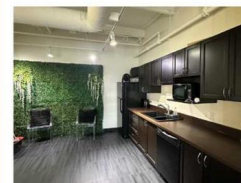
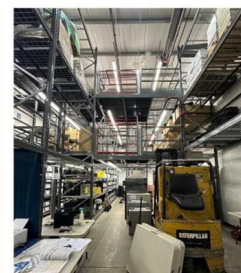
## Community Information

Address	103, 2719 7 Avenue Ne
Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5G6

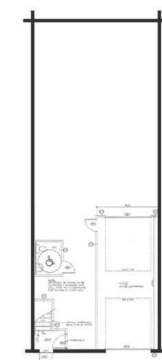


## Property Overview

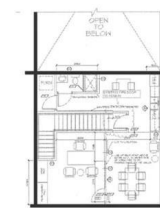
District	Meridian Franklin Industrial Park
Zoning	I-G (Industrial General)
Office Area	±840 SF
Warehouse Area	±2,025 SF
Total Area	±2,865 SF
Ceiling Height	24' clear
Loading	1 (10' W x 12' H) Drive-in door
Sprinklered	Yes
Power	100 Amps, 3 Phase (TBV)
Heating	Office HVAC & radiant heating in shop
Condo Fees (2025)	\$370.44
Asking Price	\$845,000.00
Property Taxes (2024)	\$13,019.39
Available	Negotiable
Features	<ul style="list-style-type: none"><li>Includes custom 3 level racking system valued at \$100,000</li><li>Bright, high end air conditioned office space on second floor</li><li>Internal secure loading area with sump drain</li><li>Temperature and humidity controlled warehouse space</li><li>Professionally managed condominium</li><li>Walking distance to the LRT</li><li>Close to restaurants and other major amenities</li><li>Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.</li></ul>



## Floor Plan



Main Floor



Second Floor

## Interior

Heating                      Radiant

## Additional Information

Date Listed                April 25th, 2025

Days on Market        11

Zoning                      I-G

## Listing Details

Listing Office            Honestdoor Inc.

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