

# \$1,640,000 - 1210, 4117 109 Avenue Ne, Calgary

MLS® #A2258655

**\$1,640,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Now available for sale is a prime second-floor office space offering approximately 4,000 sq. ft. of flexible, open-concept layout. This well-designed space is ideally suited for professional services, making it perfect for an accounting firm, real estate brokerage, law office, mortgage company, insurance agency, or other similar uses.

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2258655    |
| Price      | \$1,640,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2025        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1210, 4117 109 Avenue Ne |
| Subdivision | Stoney 3                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 2J1                  |

## Additional Information



|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 23                   |
| Zoning         | DC                   |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.