

# \$485,000 - 10b, 416 Meridian Road Se, Calgary

MLS® #A2224104

**\$485,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

FOR SALE, Industrial Bay. This centrally located unit offers 1778 sqft of main floor space, thoughtfully designed with a welcoming showroom/office area at the front. The additional 899 sqft mezzanine provides flexible space for storage or office expansion. The rear warehouse space features impressive high ceilings and a large, ground-level overhead door for seamless loading and unloading. Enjoy the comfort of central A/C and the convenience of 4 assigned parking stalls. A perfect blend of professional image and practical functionality. Close to downtown, Deerfoot, Airport and much more, a must to see.

Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2224104   |
| Price      | \$485,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10b, 416 Meridian Road Se |
| Subdivision | Meridian                  |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 1X2 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 26             |
| Zoning         | I-C            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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