

# \$22 - 926 46 Avenue Se, Calgary

MLS® #A2245867

**\$22**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.75 Acres

Highfield, Calgary, Alberta

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.

Built in 1969

## Essential Information

MLS® #	A2245867
Price	\$22
Bathrooms	0.00
Acres	1.75
Year Built	1969
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	926 46 Avenue Se
Subdivision	Highfield
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2G 2A6

### **Amenities**

Utilities	Natural Gas Connected, Phone Connected, Underground Utilities, Water Connected
Parking Spaces	20

### **Interior**

Heating	Natural Gas, Exhaust Fan, Make-up Air
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### **Exterior**

Lot Description	Interior Lot, Irregular Lot, Level, Open Lot, See Remarks
Roof	Membrane
Construction	Concrete
Foundation	See Remarks

### **Additional Information**

Date Listed	August 5th, 2025
Days on Market	4
Zoning	I-G

### **Listing Details**

Listing Office	Real Broker
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