

\$519,900 - 2135, 6520 36 Street Ne, Calgary

MLS® #A2252769

\$519,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

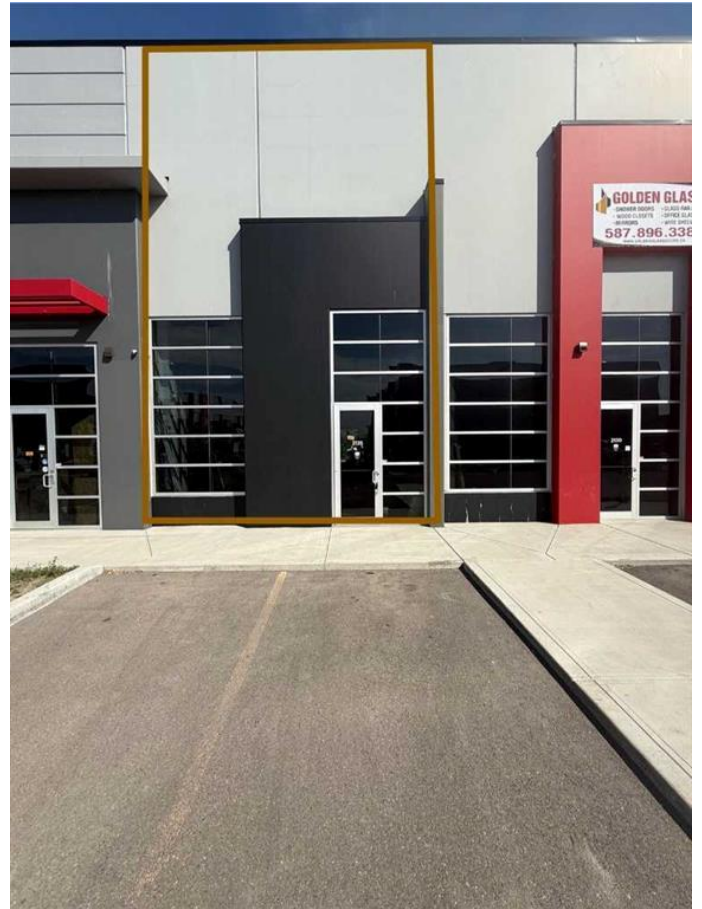
Saddleridge Industrial, Calgary, Alberta

This Industrial Business (I-B) zoned unit offers a prime location directly next to Calgary International Airport, providing high visibility along 36 Street and flexible opportunities for retail, office, or light industrial use. The space includes a high-clearance warehouse with rear drive-in loading, ample on-site parking. Ideally positioned within walking distance to the LRT and just five minutes from the airport, the property allows for a wide range of uses such as health care services, convenience retail, financial services, fitness, child care, small-scale food and beverage, and more as outlined in the City of Calgary Land Use Bylaw. With quick access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail, this vacant unit combines excellent exposure with unbeatable connectivity.

Built in 2019

Essential Information

MLS® #	A2252769
Price	\$519,900
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active



Community Information

Address	2135, 6520 36 Street Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4C8

Additional Information

Date Listed	August 29th, 2025
Days on Market	9
Zoning	I-B f0.5

Listing Details

Listing Office	RE/MAX House of Real Estate
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