

# \$1,611,175 - 12416 Barlow Trail Ne, Calgary

MLS® #A2262278

**\$1,611,175**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.96 Acres

Stonegate Landing., Calgary, Alberta

Outstanding opportunity to purchase or lease a brand-new up to 32,000 sq. ft. industrial plaza located in the rapidly expanding Stonegate Business Park in Northeast Calgary. This premier development is strategically positioned with excellent access to Stoney Trail, Deerfoot Trail, and Airport Trail, offering seamless connectivity across the city and to Calgary International Airport.

Zoned I-G (Industrial General), the property is designed to accommodate a wide range of industrial and commercial uses, including warehouse, distribution, light manufacturing, service, and showroom operations. The plaza features modern construction, high clear ceilings, grade-level loading doors, and ample on-site parking, with the flexibility for customized unit sizes and optional mezzanine build-outs. This project presents an ideal opportunity for owner-users and investors seeking high-quality, functional industrial space in one of Calgary's most active and accessible industrial corridors. Units available for both sale and lease.

Built in 2026

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2262278    |
| Price     | \$1,611,175 |
| Bathrooms | 0.00        |



|            |            |
|------------|------------|
| Acres      | 1.96       |
| Year Built | 2026       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 12416 Barlow Trail Ne |
| Subdivision | Stonegate Landing.    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3N 2P8               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |
| Zoning         | I-G               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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