

# \$634,000 - 21, 224 Initiative Avenue Se, Calgary

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MLS® #A2234191

**\$634,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

Owner user or Investment property. Office buildout on 2 levels. 2550 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. open warehouse with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, 850 sq. ft. fully developed mezzanine office space with entrance stairs to the warehouse. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.

Built in 2012



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2234191   |
| Price      | \$634,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 21, 224 Initiative Avenue Se |
| Subdivision | Shepard Industrial           |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |

Postal Code           T3S 0B7

**Amenities**

Parking Spaces       3

**Interior**

Heating                Natural Gas

**Exterior**

Construction          Metal Frame, Metal Siding, M

Foundation            Poured Concrete

**Additional Information**

Date Listed            June 30th, 2025

Days on Market        33

Zoning                 Industrial

**Listing Details**

Listing Office          RE/MAX Landan Real Estate



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