

# \$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 |
|---------|---------------------------------------|

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 92               |
| Zoning         | I-G              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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