

# \$1,289,000 - 131, 10985 38 Street Ne, Calgary

MLS® #A2253966

**\$1,289,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

**OWNER MOVING TO BIGGER FACILITY.**

This is your chance to own with Concrete mezzanines drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 2292 Sqft of space offering for sale. DC zoning allows full flexibility for business of your own choice. Quick access to Stoney trail and Deerfoot trail. Short distance to Airport. 22 ft ceiling Clearance to warehouse. Total of 5 Parking spots available with 2 at the front and 3 next to back door loading doors. Almost all uses are allowed including automotives. Size of 131: 2292 Sqft Main Level + 969 SqFt Mezzanine Level. Condo Fees: \$838.79 monthly. Bay 129 next is also available for sale.

Built in 2016

## Essential Information

MLS® #	A2253966
Price	\$1,289,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address 131, 10985 38 Street Ne



Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1E7

### **Amenities**

Parking Spaces	5
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### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Royal LePage Solutions
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