

# \$995,000 - 3110, 4250 109 Avenue Ne, Calgary

MLS® #A2199305

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Amazing retail condo unit now available for purchase! Positioned in a high-visibility spot backing onto Country Hills, this prime location is ideal for a variety of businesses whether you're planning a retail shop, professional service, or other commercial venture. The open layout offers flexibility to tailor the space to your specific needs, while large windows bring in plenty of natural light and showcase your operation to passing traffic. Situated in a busy, rapidly growing area, this unit provides convenient access for both customers and employees, plus ample parking options. Don't miss out on this fantastic opportunity to secure a prominent storefront in one of the city's most sought-after corridors!

Built in 2019

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2199305   |
| Price      | \$995,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2019       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

Address 3110, 4250 109 Avenue Ne



|             |          |
|-------------|----------|
| Subdivision | Stoney 3 |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3N 1Z3  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 228             |
| Zoning         | I-C             |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.