



**GRASSROOTS**  
REALTY GROUP

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3130, 4310 104 Avenue NE  
Calgary, Alberta

MLS # A2224429



**\$45 per sq.ft.**

Division: Stoney 3

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,098 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Situated in the well-established Cityscape Landing Plaza, this prime main floor unit offers excellent exposure and versatility for a variety of commercial uses. The professionally designed layout includes a reception area, lobby, two private offices, two meeting rooms, a staff area, and an in-suite washroom—ideal for retail, medical, or professional service businesses. With flexible C-COR3 zoning, strong co-tenancy, and convenient access to major routes and Calgary International Airport, this location is perfectly positioned for both visibility and accessibility.