



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2120, 4100 109 Avenue NE  
Calgary, Alberta

MLS # A2237814



**\$38 per sq.ft.**

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,320 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Introducing a newly built, never-occupied commercial condo offering 1,240 sq ft of premium space in a modern, high-exposure development. Conveniently located with direct access to Country Hills Blvd, this unit provides excellent visibility for your business and easy access for customers and staff. Zoned I-C (Industrial & Commercial), this flexible space is well-suited for a wide range of uses including retail, office, or service-based businesses. (No Daycares or Churches) The unit features sleek, contemporary architecture and professional curb appeal, making it an ideal choice for businesses seeking a polished and functional presence. Whether you're establishing a new operation or relocating, this is a rare opportunity to secure space in a growing commercial corridor.