



**GRASSROOTS**  
REALTY GROUP

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101, 3750 46 Avenue SE  
Calgary, Alberta

MLS # A2265778



**\$1,195,000**

**Division:** Eastfield

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Peigan Crossing

**Bus. Name:** -

**Size:** 5,310 sq.ft.

**Zoning:** i-b

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Attractive end-unit Office Condo available For Sale in Peigan Crossing. Great central SE location with easy access to Peigan, Stoney Ring Road & Deerfoot. This unit is 5,310 SF over 2 floors with 3,188 SF on main and 2,122 SF on 2nd level. Unit may be occupied by one owner/user or an owner/user on main with tenant on 2nd level (or vice versa). • Unit 101A (main level) available December 1st, 2025. • Unit 101B (2nd level) rented short term and available with 90 days notice. • 2nd level unit has vestibule walk-up entrance allowing the space to be rented to a 3rd party tenant. • Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants. • Main + 2nd level space with mix of office & open plan. • Abundance of natural light. This is an end unit with windows down the West facing side of unit. • Ample unreserved parking stalls.