



**76 Skyline Crescent NE  
Calgary, Alberta**

**MLS # A2282622**



**\$1,975,000**

**Division:** Skyline West

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,600 sq.ft.

**Zoning:** I-R

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Three-storey office building totalling 6,600 sq. ft., comprising 4,400 sq. ft. on the main and second floors and 2,200 sq. ft. of finished lower-level space. The building includes a combination of exterior offices and private floor areas, allowing for flexible configuration. Drive-up access and building signage facing McKnight Boulevard and Deerfoot Trail are available. Parking consists of 13 on-site surface stalls, with additional street parking available. The property is located near McKnight Boulevard and Barlow Trail NE, in proximity to Calgary International Airport, and approximately 16 minutes from Downtown Calgary. Nearby amenities include restaurants, hotels, golf courses, and public transit, with a C-Train station approximately five minutes away.