



**GRASSROOTS**  
REALTY GROUP

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

149, 4412 9 Street SE  
Calgary, Alberta

MLS # A2284113



**\$1,080,000**

Division: Highfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Element 42

Bus. Name: -

Size: 2,880 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

The "Tungsten" is a 2,880 Sq. Ft. Luxury Garage Condo in phase two of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is the only "Tungsten" unit available in the Development. This unit is in the Southwest corner of the complex which provides enhanced natural lighting with Windows in the overhead door, on the west and south facing exterior walls. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary, entertainment hubs for personal use. subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners. Each unit features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items, select small business activities in a secure location, OR just a cool bay in a great location to customize for yourself — the element 42 Garages are ideal for you!