

# \$1,400,000 - 113, 4412 9 Street Se, Calgary

MLS® #A2207421

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

The 'Titanium' is the ONLY 4,000 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a state of the art, centrally located complex only 10 minutes from downtown.

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 Sub 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!

Built in 2023

**Essential Information**

MLS® #	A2207421
Price	\$1,400,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	113, 4412 9 Street Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G3C9

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	167
Zoning	I-G

**Listing Details**

Listing Office	Manchester Properties Inc.
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