

# \$845,000 - 103, 2719 7 Avenue Ne, Calgary

MLS® #A2211147

**\$845,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Click brochure link for more details. Includes custom 3 level racking system valued at \$100,000. Bright, high end air conditioned office space on second floor. Internal secure loading area with sump drain. Temperature and humidity controlled warehouse space. Professionally managed condominium. Walking distance to the LRT. Close to restaurants and other major amenities. Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.

Built in 2009

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2211147   |
| Price      | \$845,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 103, 2719 7 Avenue Ne |
| Subdivision | Meridian              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 5G6               |

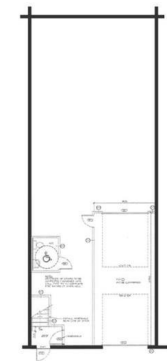


## Property Overview

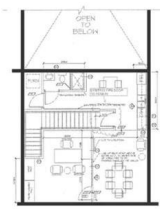
|                       |  |
|-----------------------|--|
| District              | Meridian Franklin Industrial Park  |
| Zoning                | I-G (Industrial General)   |
| Office Area           | ±840 SF  |
| Warehouse Area        | ±2,025 SF  |
| Total Area            | ±2,865 SF  |
| Ceiling Height        | 24' clear  |
| Loading               | 1 (10' W x 12' H) Drive-in door  |
| Sprinklered           | Yes  |
| Power                 | 100 Amps, 3 Phase (TBV)  |
| Heating               | Office HVAC & radiant heating in shop  |
| Condo Fees (2025)     | \$370.44   |
| Asking Price          | \$845,000.00   |
| Property Taxes (2024) | \$13,019.39  |
| Available             | Negotiable   |
| Features              | <ul style="list-style-type: none"><li>Includes custom 3 level racking system valued at \$100,000</li><li>Bright, high end air conditioned office space on second floor</li><li>Internal secure loading area with sump drain</li><li>Temperature and humidity controlled warehouse space</li><li>Professionally managed condominium</li><li>Walking distance to the LRT</li><li>Close to restaurants and other major amenities</li><li>Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.</li></ul> |



## Floor Plan



Main Floor



Second Floor

**Interior**

Heating                      Radiant

**Additional Information**

Date Listed                April 25th, 2025  
Days on Market        18  
Zoning                      I-G

**Listing Details**

Listing Office              Honestdoor Inc.

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