Unit 95, 4511 Glenmore Trail SE
Calgary, Alberta

MLS # A2124537

$1,490,000

Division:	South Foothills
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,283 sq.ft.
Zoning:	Direct Control - DC

Heating:	Combination	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	Flat	**Utilities:**	-
Exterior:	Concrete, Mixed	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

Quality abound in this high end newly renovated Condo Bay. Full renovation completed in 2023. Everything geared toward a sophisticated owner. Improvement include; new plumbing & electrical, plus 20 floor plug-ins, new mechanical system, Wi-Fi 6, LED lighting, oversized cabinets for extra storage, NEST system, built-in speaker wiring, acoustic ceiling tiles, autonomous lighting system, and glazing throughout to transfer natural light plus a Humidor room just to mention a few of highlights. Ample space for your showroom on the main floor. Great truck egress and drive-in loading at the rear of building. Plenty of double row parking on site at no additional cost plus extra parking in the rear. New builds currently going for $230-$260/sf for 4 bare walls, not including plumbing or build-out. This is a stress-free property well worth the investment. Quick access to all major thoroughfares.