

# \$3,650,000 - 415 Monument Place Se, Calgary

MLS® #A2215165

**\$3,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.19 Acres

Meridian, Calgary, Alberta

ONCE IN A GENERATION opportunity to purchase an inner-city industrial property with sweeping views of the Calgary skyline and the beautiful Rocky Mountains! Sitting atop a ridge line, this property is an incredible redevelopment opportunity. Although the building is functional and still in use by the current owner, there is so much more that can be done with this site. And where else can you find an industrial lot with this large of a yard within a five minute drive of the downtown core? It comes with a clean Phase 1 environmental report completed in 2025, and a compliant RPR report from 2016. Priced dropped to below formal appraisal value until July 31st, 2025, to motivate buyer for quick sale!

Built in 1966

## Essential Information

MLS® #	A2215165
Price	\$3,650,000
Bathrooms	0.00
Acres	2.19
Year Built	1966
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	415 Monument Place Se
Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1X4

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	81
Zoning	I-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.