

\$520,200 - 112, 1289 Highfield Crescent Se, Calgary

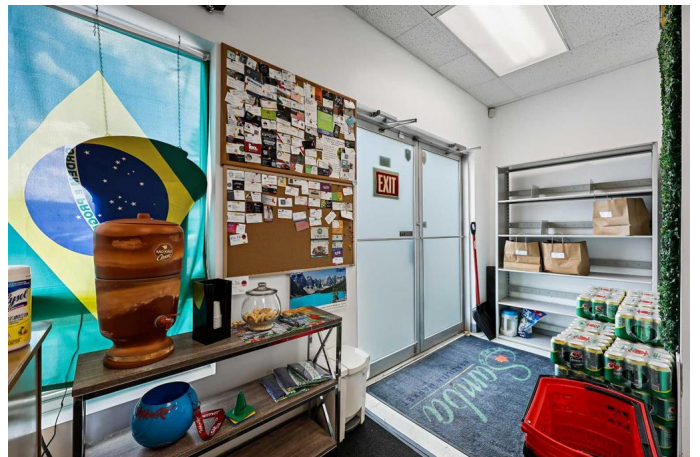
MLS® #A2224886

\$520,200

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

Welcome to a rare opportunity in the centrally located Kempra Business Centre—two titled commercial condo units being sold together, offering exceptional flexibility for both investors and owner-users. See also listing A2218550. With a combined footprint of 5,237 square feet (Unit 108: 2,862 sq. ft. | Unit 112: 2,375 sq. ft.), this property delivers a unique blend of office and retail space in one of the city's most accessible business hubs. Each unit features a ground-level retail bay with double door loading access, along with a spacious, clear-span office area on the second floor. The full-height ceilings on the upper level and solid concrete floors between levels make the space feel open, bright, and ready for a variety of layouts or customizations. Whether you're looking to occupy the space yourself, lease it out, or do both, this property offers exceptional potential. Currently, the ground floor area is leased to a tenant until December 2026. There is a lease-back opportunity for the other ground level space, providing immediate revenue for investors or a transitional option for owner-users. Both units are air conditioned and sprinklered. Zoned I-G (Industrial General), the property accommodates a wide range of uses—from office and retail to light industrial or service-based businesses. Located with excellent proximity to Blackfoot Trail, Glenmore Trail and Downtown, it offers quick and easy access to the rest of the city, making it an ideal base for growing operations or established businesses seeking a more



central footprint. Whether you're expanding your portfolio or establishing a new home for your business, these well-maintained, highly functional units check all the boxes for versatility, location, and long-term value.

Built in 1998

Essential Information

MLS® #	A2224886
Price	\$520,200
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	112, 1289 Highfield Crescent Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5M2

Amenities

Utilities	Cable Connected, Natural Gas Connected
Parking Spaces	4

Interior

Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air

Exterior

Lot Description	Landscaped, Paved
Roof	Metal
Construction	Mixed, Stucco, Wood Frame

Additional Information

Date Listed May 31st, 2025

Days on Market 5

Zoning I-G

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.