

\$22 - 926 46 Avenue Se, Calgary

MLS® #A2245867

\$22

0 Bedroom, 0.00 Bathroom,
Commercial on 1.75 Acres

Highfield, Calgary, Alberta

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.



Built in 1969

Essential Information

MLS® #	A2245867
Price	\$22
Bathrooms	0.00
Acres	1.75
Year Built	1969
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	926 46 Avenue Se
Subdivision	Highfield
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2G 2A6

Amenities

Utilities	Natural Gas Connected, Phone Connected, Underground Utilities, Water Connected
Parking Spaces	20

Interior

Heating	Natural Gas, Exhaust Fan, Make-up Air
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Exterior

Lot Description	Interior Lot, Irregular Lot, Level, See Remarks, Open Lot
Roof	Membrane
Construction	Concrete
Foundation	See Remarks

Additional Information

Date Listed	August 5th, 2025
Days on Market	86
Zoning	I-G

Listing Details

Listing Office	Real Broker
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