

# \$634,000 - 21, 224 Initiative Avenue Se, Calgary

MLS® #A2234191

## \$634,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

Owner user or Investment property. Office buildout on 2 levels. 2884 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. Main floor 1809 Sq. FT. with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, storage, Entrance stairs to the to upper area from shop. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.

Built in 2012



## Essential Information

MLS® #	A2234191
Price	\$634,000
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Warehouse
Status	Active

## Community Information

Address	21, 224 Initiative Avenue Se
Subdivision	Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0B7

## Amenities

Parking Spaces 3

## Interior

Heating Natural Gas

## Exterior

Construction Mixed, Metal Frame, Metal S

Foundation Poured Concrete

## Additional Information

Date Listed June 30th, 2025

Days on Market 99

Zoning Industrial

## Listing Details

Listing Office RE/MAX Landan Real Estate



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