

# \$599,999 - 3242, 4310 104 Avenue Ne, Calgary

MLS® #A2224421

**\$599,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

An excellent opportunity to own a fully developed, top-floor office unit in the thriving commercial hub of Cityscape Landing. This professionally finished space offers 1,150 sq ft (gross) and includes five private offices, a welcoming reception area, a bathroom, and a kitchenette, making it ideal for a variety of professional uses. The unit is easily accessible via elevator and also benefits from access to common washrooms on the second floor. Positioned at the intersection of Metis Trail and 104 Avenue NE, this high-exposure location offers prominent signage opportunities and sees steady foot traffic throughout the day.

Surrounded by rapidly growing residential communities such as Cityscape, Skyview Ranch, Cornerstone, and Redstone, and only minutes from Calgary International Airport, this property offers exceptional convenience and growth potential. Zoned C-COR3, the unit is suitable for both office and retail uses, and the plaza features abundant surface parking. This is an ideal setup for professionals seeking a turnkey office space in one of Northeast Calgary's most active commercial developments.

Built in 2018

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2224421  |
| Price  | \$599,999 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3242, 4310 104 Avenue Ne |
| Subdivision | Stoney 3                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 1W3                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 29th, 2025  |
| Days on Market | 134             |
| Zoning         | C-COR3 f0.25h16 |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.