



**GRASSROOTS**  
REALTY GROUP

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1210, 4117 109 Avenue NE  
Calgary, Alberta

MLS # A2258655



**\$1,640,000**

Division: Stoney 3

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Now available for sale is a prime second-floor office space offering approximately 4,000 sq. ft. of flexible, open-concept layout. This well-designed space is ideally suited for professional services, making it perfect for an accounting firm, real estate brokerage, law office, mortgage company, insurance agency, or other similar uses.