



**GRASSROOTS**  
REALTY GROUP

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10, 1750 120 Avenue NE  
Calgary, Alberta

MLS # A2318879



**\$1,400,000**

Division: Stoney 1

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,968 sq.ft.

Zoning: I-G

Heating: Overhead Heater(s)

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

**Inclusions:** Fridge x2, Wine fridge, Dishwasher, Microwave, Wolf cooktop, Ice maker, All AV equipment, HD Golf Sim, Pool Table, All motorized roller shades, Bar stools, 3 piece banquet, 2x Couch

Welcome to Unit 10 at The Vaults, the largest unit in the complex, offered for sale for the first time. Designed for those who appreciate space, luxury, and entertainment, this one-of-a-kind unit truly has it all. The expansive main level features an impressive 24-foot ceiling height, providing space for all your toys, including a full-size motorhome, while still leaving plenty of room for additional vehicles and recreational equipment. Built to impress, the space features an HD golf simulator, a pool table area, and a custom entertainment atmosphere that feels more like the Rock & Roll Hall of Fame than a traditional garage condo. Upstairs, you'll find a stunning mezzanine developed with high-end finishes throughout. Large north-facing windows flood the space with natural light and provide excellent views. The fully equipped kitchen includes a cooktop, refrigerator, ice maker, microwave, and an oversized island with spacious banquet seating, the natural gathering place for family and friends. Luxury touches throughout, including Sonos sound, premium televisions, and motorized roller shades, create a seamless blend of comfort and convenience. A two-piece bathroom on the upper level and a three-piece bathroom on the main floor add functionality and make entertaining effortless. Whether you're looking for the ultimate personal retreat, a place to showcase your collection, or the perfect space to entertain clients and friends, Unit 10 at The Vaults delivers an excellent ownership opportunity. This is luxury storage and entertainment at its finest. Rarely does a unit of this size, quality, and level of customization come to market.