



41 and 43, 1750 120 Avenue NE
Calgary, Alberta

MLS # A2322143



\$1,500,000

Division: Stoney 1

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 37,641 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Slat board in vaulted room, dart board, five televisions, wine/bar fridge, oven microwave, Audio system, 8 bar stools, Full Swing Golf Simulator with all audio/visual components

Welcome to one of the largest and most extensively appointed units in The Vaults, Calgary's premier luxury storage condominium development. Offering nearly 3,500 square feet across two connected units and over \$500,000 in custom improvements, this exceptional property has been meticulously transformed into the ultimate destination for collectors, automotive enthusiasts, entrepreneurs, and those who appreciate uncompromising quality. The expansive main level provides approximately 2,400 square feet of open storage with soaring ceilings, dual oversized overhead doors, and the flexibility to accommodate multiple vehicles, lifts, trailers, boats, or an RV. Above, the professionally developed mezzanine offers nearly 1,000 square feet of premium living and entertaining space featuring a full-swing golf simulator, custom built-in bar with live-edge countertop, climate-controlled wine storage, and an upscale lounge finished to an exceptional standard. Owners enjoy 24-hour secured access, wide interior drive aisles, an exclusive owners' clubhouse, and a private wash bay, all in an unbeatable location with immediate access to Deerfoot Trail, Stoney Trail, Country Hills Boulevard, and Calgary International Airport. Whether you're showcasing an automotive collection, operating a business, entertaining clients, or creating the ultimate private retreat, opportunities of this size, quality, and level of customization rarely come to market. Some images enhanced for clarity and privacy.