



GRASSROOTS
REALTY GROUP

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40, 1750 120 Avenue NE
Calgary, Alberta

MLS # A2323192



\$849,900

Division: Stoney 1

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,144 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Golf Simulator, Basketball Net, Fridge, Stove, Dishwasher, Microwave Hoodfan, Washer/Dryer

Welcome to The Vaults – luxury storage condos- the perfect opportunity for car lovers looking for a functional space to work on, display and store their luxury vehicles. Built for entertainment the main level features an HD Golf Simulator, basketball court, bathroom with shower, extra storage and laundry. Upgrades include epoxy garage floor, barn doors, luxury vinyl flooring and a skylight. The 27' ceilings and 13.5' clearance below the mezzanine is large enough to accommodate a motor home or hydraulic lift. Overlooking the basketball court, the mezzanine with high end finishes offers a full kitchen with breakfast bar and an entertainment/meeting space perfect for an onsite boardroom/office area or lounge area. Owner amenities include a car wash and clubhouse with wet bar with ample seating, multiple screens and office space, perfect for meetings and get togethers. The complex provides 24-hour surveillance with owner only access & concrete perimeter make this a safe and secure location. Located near the airport with easy access to Stoney Tr & Deerfoot Tr. Purchase alone or with unit 37 (see A2323185), accessed through a secure interior door, the 2nd unit at 1,802 sq ft is the perfect space for supplemental storage, games and office area in the mezzanine.