

\$723,000 - 3140, 4100 109 Avenue Ne, Calgary

MLS® #A2269479

\$723,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

An exceptional opportunity to own a brand-new retail bay in a high-end building located in one of Calgary's fastest-growing commercial areas. Ideally situated at 4100-109 Avenue NE, this modern space features soaring 17-foot ceiling heights, excellent visibility, and convenient access to major routes including Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Just minutes from the Calgary International Airport, the property benefits from outstanding exposure to both local and business traffic. Set within a vibrant and busy plaza, the site experiences strong daily activity and steady customer flow. The complex offers a diverse mix of thriving businesses, including a daycare, popular restaurants, a jewelry store, a law office, and new high-end Indian boutique stores opening soon, creating great synergy and consistent foot traffic. Surrounded by established commercial developments and key amenities, this bay is ideal for a variety of uses including retail, professional, medical, or office space. With flexible I-C zoning, premium construction, and a clean shell ready for customization, this property presents an exceptional opportunity for an owner-user or investor seeking long-term value in Calgary's dynamic northeast corridor. Â Â

Built in 2022

Essential Information



MLS® #	A2269479
Price	\$723,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	3140, 4100 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2G6

Additional Information

Date Listed	November 6th, 2025
Days on Market	14
Zoning	I-C

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

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.