

# \$7,880,000 - 4620-4624 16 Avenue Nw, Calgary

MLS® #A2217543

**\$7,880,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.28 Acres

Montgomery, Calgary, Alberta

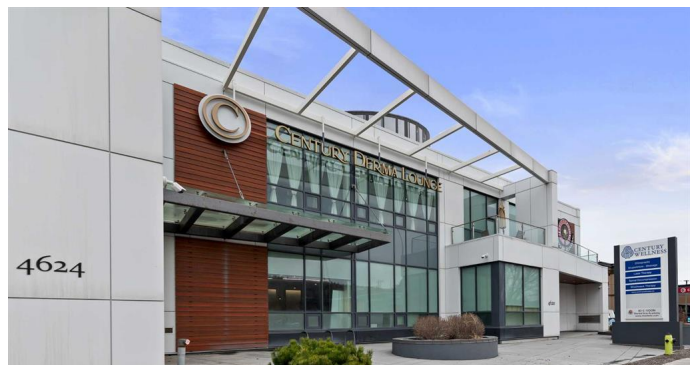
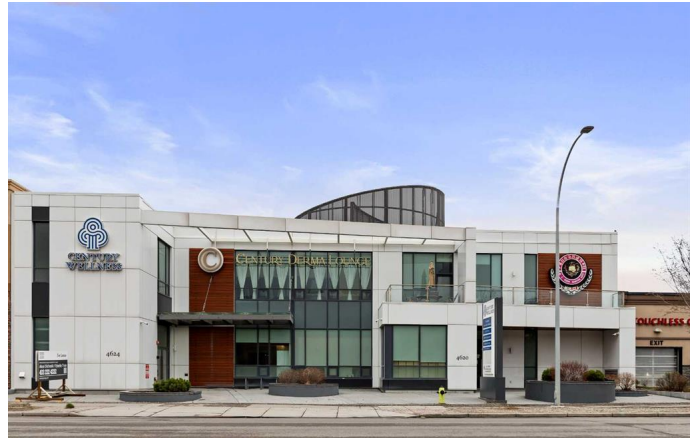
The most luxurious, custom designed medical/professional office building featuring pristine attention to detail with top end finishes. Facing Trans Canada Highway with excellent 16 Avenue NW exposure to high traffic volume. C-COR2 Commercial Corridor 2 offers mixed use development with varied heights. Main floor offers 6,225 sq.ft of office office, 2nd floor offers 6,089 sq.ft including staircases while the basement parkade offers 9,377 sq.ft of underground heated parking consisting of 23 stalls plus 2 other surface parking stalls. This building is fully owner occupied. The seller is open to a leaseback of the main floor depending on buyer's preference. Please refer to attached Brochure in Supplement. Thank you.

Built in 2018

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2217543    |
| Price      | \$7,880,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.28        |
| Year Built | 2018        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 4620-4624 16 Avenue Nw |
| Subdivision | Montgomery             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 0M8                |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 25 |
|----------------|----|

### **Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Flat            |
| Foundation | Poured Concrete |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 140           |
| Zoning         | C-COR2        |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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