

# \$437,000 - 111, 4412 9 Street Se, Calgary

MLS® #A2207429

**\$437,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

The "Carbon" is a 1,250 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is 1 of the last 3 'Carbon' units available in phase one.

The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary, entertainment hubs for personal use. subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners.

Each unit features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Sub Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access.

If you are looking for a secure condo bay to store your collection or cars, motorcycles,



tools, other valuable items, select small business activities in a secure location, OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!

Built in 2023

**Essential Information**

MLS® #	A2207429
Price	\$437,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Industrial
Status	Active

**Community Information**

Address	111, 4412 9 Street Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G3C9

**Additional Information**

Date Listed	March 31st, 2025
Days on Market	143
Zoning	I-G

**Listing Details**

Listing Office	Manchester Properties Inc.
----------------	----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.