

# \$1,495,000 - 3628 Burnsland Road Se, Calgary

MLS® #A2236250

**\$1,495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

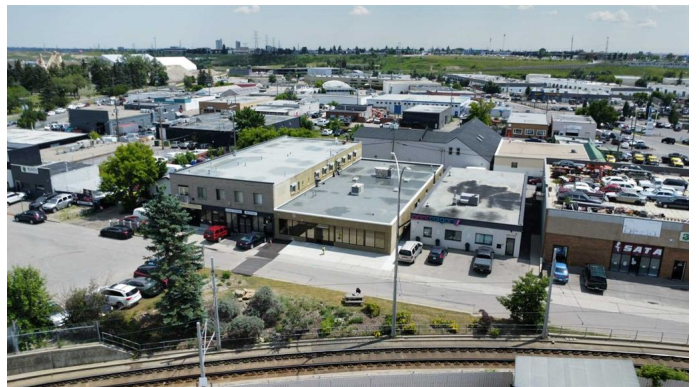
Centrally Located Small Stand-Alone Building  
For Sale

- Solid building capable of supporting a wide range of uses.
- Excellent location within 5 minutes of Downtown Calgary & Chinook Mall.
- 5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage.
- Ideal for light industrial, office, flex space, & supporting retail uses.
- Formerly a photographic studio/office space.
- Concrete ramp drive-in loading at the back of the building.
- Opportunity for exterior building branding.
- New roof & HVAC system installed in 2025.
- Clean Phase 1 Environmental Site Assessment (2025).
- 4/5 parking stalls at front & 4/5 parking stalls directly behind building.
- Free overflow street parking available.

Built in 1961

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2236250    |
| Price      | \$1,495,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1961        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3628 Burnsland Road Se |
| Subdivision | Manchester Industrial  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 3Z2                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 74             |
| Zoning         | I-R            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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