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## 2115, 4100 109 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32794

**MLS ID:**  
A2269535

**\$738,650**



 **PIPAN KUMAR**  
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 Century 21 Bravo Realty  
 403-250-2882

 2115, 4100 109 Avenue , Calgary , Alberta T3N 2J1

|                                     |   |   |
|-------------------------------------|---|---|
| <b>Transaction Type</b><br>For Sale | <b>Days On Market</b><br>170              | <b>Zoning</b><br>I-C  |
| <b>Subdivision</b><br>Stoney 1      | <b>Building Type</b><br>Retail            | <b>Year Built</b><br>2025   |
| <b>Structure Type</b><br>Retail     | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Retail                                |
| <b>Legal Plan</b><br>2411809        | <b>Building Area (Sq. Ft.)</b><br>1343.00 | <b>Building Area (Sq. M.)</b><br>124.77                           |
| <b>Inclusions</b><br>N/A            | <b>Restrictions</b><br>Board Approval     | <b>Reports</b><br>Building Plans, Condo/Strata Bylaws, Site Plans |

Brand-new ±1,343 sq. ft. retail bay for sale in Jackson Gates Plaza (2025). Excellent visibility with right-in/right-out access from Country Hills Blvd NE and exposure along 109 Ave NE. Ideal for dental, salon, medical, office, vape, or convenience use. Features a massive parking lot, modern design, and is adjacent to the future Stonegate residential/commercial development, offering strong long-term growth potential.

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