

\$1,080,000 - 149, 4412 9 Street Se, Calgary

MLS® #A2245515

\$1,080,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

The "Tungsten" is a 2,880 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is the only "Tungsten" unit available in the Development. This unit is in the Southwest corner of the complex which provides enhanced natural lighting with Windows in the overhead door, on the west and south facing exterior walls.

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 2025

Essential Information

MLS® #	A2245515
Price	\$1,080,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	149, 4412 9 Street Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G3C9

Additional Information

Date Listed	August 1st, 2025
Days on Market	44
Zoning	I-G

Listing Details

Listing Office	Manchester Properties Inc.
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