

# \$587,500 - 40, 4807 32 Street Se, Calgary

MLS® #A2256900

**\$587,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Golden Triangle, Calgary, Alberta

Quality Building located in Golden Triangle. Enjoy quick access to Peigan, Stoney, Barlow and Deerfoot Trails. Buildout includes two offices, boardroom and washroom. Two parking stalls (one assigned/one scramble), 200 Amp power, 10' x 12' overhead door and 21'ceilings. Well suited for small business, den for cars, sleds, RV's. Please respect Tenant's Rights. Do Not Disturb Tenant.

Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2256900   |
| Price      | \$587,500  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40, 4807 32 Street Se |
| Subdivision | Golden Triangle       |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2B2X3                |

## Amenities



Parking Spaces      2

**Interior**

Heating                      Natural Gas, Other, Overhead Heater(s)  
Cooling                      Partial

**Exterior**

Roof                          Flat Torch Membrane  
Construction              Concrete  
Foundation                Poured Concrete

**Additional Information**

Date Listed                September 13th, 2025  
Days on Market          52  
Zoning                      I-G

**Listing Details**

Listing Office              Royal LePage Solutions

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