

# \$599,999 - 3242, 4310 104 Avenue Ne, Calgary

MLS® #A2224421

**\$599,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

An excellent opportunity to own a fully developed, top-floor office unit in the thriving commercial hub of Cityscape Landing. This professionally finished space offers 1,150 sq ft (gross) and includes five private offices, a welcoming reception area, a bathroom, and a kitchenette, making it ideal for a variety of professional uses. The unit is easily accessible via elevator and also benefits from access to common washrooms on the second floor. Positioned at the intersection of Metis Trail and 104 Avenue NE, this high-exposure location offers prominent signage opportunities and sees steady foot traffic throughout the day.

Surrounded by rapidly growing residential communities such as Cityscape, Skyview Ranch, Cornerstone, and Redstone, and only minutes from Calgary International Airport, this property offers exceptional convenience and growth potential. Zoned C-COR3, the unit is suitable for both office and retail uses, and the plaza features abundant surface parking. This is an ideal setup for professionals seeking a turnkey office space in one of Northeast Calgary's most active commercial developments.

Built in 2018

## Essential Information

MLS® #	A2224421
Price	\$599,999



Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	3242, 4310 104 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1W3

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	106
Zoning	C-COR3 f0.25h16

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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