

\$495,000 - 42, 1750 120 Avenue Ne, Calgary

MLS® #A2079954

\$495,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

Stoney 1, Calgary, Alberta

INTRODUCING #42 AT 'THE VAULTS', AN EXCLUSIVE SPACE WITH BENEFITS, for storing all your automotive toys, and treasures, be it exotic cars, motorhomes, bikes or RVs. It's not just storage, it's a fantastic hangout spot too. The condominium amenities showcase secure and private common courtyard with parking, wash bay, and clubhouse space with bar, lounge chairs, and big-screen TV's.

This unit is a SECURE AND LUXURY STORAGE SPACE LIKE NO OTHER. Boasting 1590 square feet, with 1080 Main Level and 511 at mezzanine loft. The main level is 48 feet deep and 22 feet wide and over 23 feet clearance above. Big enough to accommodate 6 sports cars or your oversized motorhome with room to spare. Access is through the 16 foot wide by 14 foot high (rough dimension) power-operated overhead door. There is great natural light from west-facing windows and a skylight over the mezzanine. Being an interior unit there is added privacy and security.

RECENT INTERIOR UPGRADES feature on the main level a full 3-piece bathroom, a laundry/utility room, a raised area with extra indoor storage, and epoxy floor coating through open area. At the upper level you will find a full kitchen complete with cabinet features and quartz countertop, a murphy bed, vinyl flooring (including stairs), and a second



bathroom. All professionally finished and appointed. There is plenty of space left over for your personalized needs to work or entertain. Must have functional built-in features to mention including a big 208V 3Ph 200 Amp electrical panel, specialty plugins, interior hot and cold hose bib, a floor trough/drain, LED lighting, CO detector and exhaust fan, sprinkler system, fire alarm system with emergency lighting, and much more.

The LOCATION IS ALSO EXCEPTIONAL. Just minutes away are major highways, shopping centers, and the airport. Park your cars here and your are off without a worry! Also close by are city transit stops, green spaces, and a host of service providers, restaurants, and other businesses.

The LOW CONDO FEES cover a lot: professional management, site maintenance and insurance, clubhouse, car wash, and waste removal. The security is top-notch with fully enclosed perimeter of concrete wall and locked doors, and surveillance system providing 24/7 safety and comfort.

ONCE YOU SEE ALL THERE IS TO OFFER, YOU WILL WANT TO SECURE THIS VAULT FOR YOUR OWN!

Built in 2018

Essential Information

MLS® #	A2079954
Price	\$495,000
Sold Price	\$475,000
Bathrooms	0.00
Acres	0.03
Year Built	2018
Type	Commercial
Sub-Type	Industrial

Status	Sold
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Community Information

Address	42, 1750 120 Avenue Ne
Subdivision	Stoney 1
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2G3

Amenities

Amenities	Car Wash, Clubhouse, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	6

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Wired for Data
Heating	Overhead Heater(s), Natural Gas

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Corner Lot, Interior Lot, Paved, Private
Roof	Membrane
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2023
Date Sold	November 3rd, 2023
Days on Market	52
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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