

\$1,195,000 - 101, 3750 46 Avenue Se, Calgary

MLS® #A2265778

\$1,195,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Eastfield, Calgary, Alberta

Attractive end-unit Office Condo available For Sale in Peigan Crossing. Great central SE location with easy access to Peigan, Stoney Ring Road & Deerfoot. This unit is 5,310 SF over 2 floors with 3,188 SF on main and 2,122 SF on 2nd level. Unit may be occupied by one owner/user or an owner/user on main with tenant on 2nd level (or vice versa).

â€¢ Unit 101A (main level) available December 1st, 2025.

â€¢ Unit 101B (2nd level) rented short term and available with 90 days notice.

â€¢ 2nd level unit has vestibule walk-up entrance allowing the space to be rented to a 3rd party tenant.

â€¢ Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants.

â€¢ Main + 2nd level space with mix of office & open plan.

â€¢ Abundance of natural light. This is an end unit with windows down the West facing side of unit.

â€¢ Ample unreserved parking stalls.

Built in 2007

Essential Information

MLS® #	A2265778
Price	\$1,195,000
Bathrooms	0.00
Acres	0.00



Year Built	2007
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	101, 3750 46 Avenue Se
Subdivision	Eastfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0N1

Exterior

Roof	Asphalt/Gravel
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Additional Information

Date Listed	October 20th, 2025
Days on Market	16
Zoning	i-b

Listing Details

Listing Office	CDN Global Advisors Ltd.
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