

\$699,900 - 3, 5525 4 Street Se, Calgary

MLS® #A2269648

\$699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

Premium Commercial Space in Calgary's™
Southwest

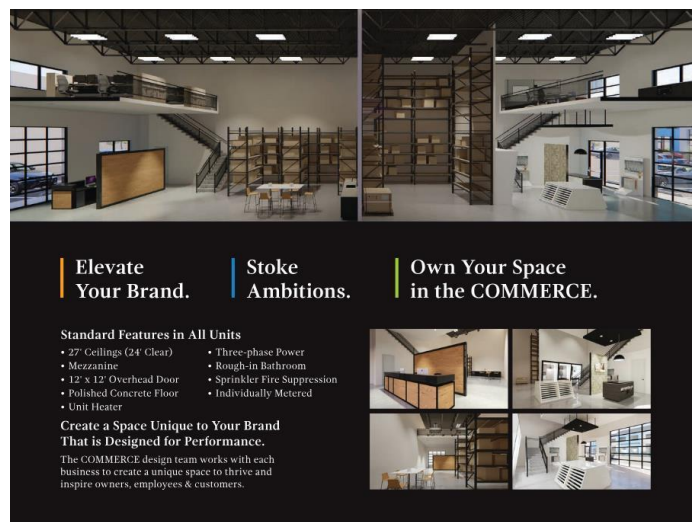
THE COMMERCE

Located near Calgary's™ prestigious SW communities and the city centre, THE COMMERCE offers premium commercial bays ideal for a wide range of professional businesses. Its highly visible and accessible location naturally attracts a discerning clientele, making it an excellent fit for companies seeking a strong presence in this sought-after area.

With flexible sizing options and the ability to customize, each bay provides over 2,000 sq. ft. including mezzanine potential. The building features contemporary architectural design and clean, modern lines, giving businesses the opportunity to create a professional space that reflects quality and sophistication. High ceilings, open layouts, and the potential for premium interior finishes allow you to design a welcoming and elevated environment tailored to your needs.

Whether you envision a well-lit showroom, a polished workspace, or a customer-focused lounge on the mezzanine, the bays offer the versatility to bring your concept to life. Ample parking and convenient access ensure ease for both clients and employees.

While the location is well suited to businesses connected to the nearby VAULTS community and its clientele, THE COMMERCE also supports a wide range of compatible commercial uses. Its placement in an area



home to many high-net-worth individuals provides strong potential for businesses looking to serve an established, affluent market.
More details available in the photos and supplements.

Built in 2025

Essential Information

MLS® #	A2269648
Price	\$699,900
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	3, 5525 4 Street Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1K7

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	IC

Listing Details

Listing Office	RE/MAX Realty Professionals
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