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113, 4412 9 Street SE  
Calgary, Alberta

MLS # A2207421



**\$1,400,000**

**Division:** Highfield

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Element 42

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

The 'Titanium' is a 4,000 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a state of the art, centrally located complex only 10 minutes from downtown. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary or entertainment hubs for personal use. The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners. Each unit has a clear ceiling height of 22.5 feet, sewer connection, 100 Amp Sub Panel, Unit heater, Sprinklered Fire Suppression, toilet rough ins, a 14 ft x 14 ft automatic overhead door in a secured facility with a private gate and 24/7 access for owners. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself &ndash; the element 42 Garages are ideal for you!