

**4220 108 Avenue NE
Calgary, Alberta**

MLS # A2240287



\$679,250

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,293 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.30 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Seize this exceptional opportunity in Jacksonport, one of Calgary's fastest-growing and most sought-after commercial hubs. This high-profile development features three brand-new buildings currently under construction, offering premium corner exposure and flexible DC zoning that accommodates a wide range of uses. Permitted uses include retail and consumer services, general retail sale and rental of goods, financial institutions, health care services, instructional facilities, offices, light general industrial, fitness centres, restaurants, and food services. Additional discretionary uses include convenience food stores, liquor stores, cannabis stores, veterinary clinics, small drinking establishments, licensed restaurants, print centres, personal care services, and take-out food services. Limited availability remains in Building A, a premium two-storey retail space, and Building B, a single-storey retail space. Strategically located near Country Hills Boulevard and Metis Trail, with seamless access to Deerfoot Trail, Stoney Trail, and Calgary International Airport, this development is perfectly positioned to become the next cultural and commercial destination in Calgary's northeast. Main floor units are available at \$550 per square foot, while second-floor units are priced at \$450 per square foot. Completion is scheduled for Q4 2026. Don't miss your chance to secure space in one of Calgary's most dynamic growth corridors.