

\$1,495,000 - 3628 Burnsland Road Se, Calgary

MLS® #A2236250

\$1,495,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

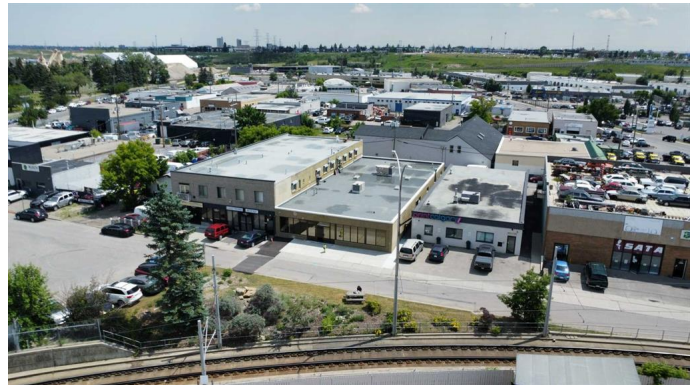
Centrally Located Small Stand-Alone Building
For Sale

- Solid building capable of supporting a wide range of uses.
- Excellent location within 5 minutes of Downtown Calgary & Chinook Mall.
- 5,053 square feet (SF) on main level plus bonus 1,061 SF basement storage.
- Ideal for light industrial, office, flex space, & supporting retail uses.
- Formerly a photographic studio/office space.
- Concrete ramp drive-in loading at the back of the building.
- Opportunity for exterior building branding.
- New roof & HVAC system installed in 2025.
- Clean Phase 1 Environmental Site Assessment (2025).
- 4/5 parking stalls at front & 4/5 parking stalls directly behind building.
- Free overflow street parking available.

Built in 1961

Essential Information

MLS® #	A2236250
Price	\$1,495,000
Bathrooms	0.00
Acres	0.00
Year Built	1961
Type	Commercial
Sub-Type	Office
Status	Active



Community Information

Address	3628 Burnsland Road Se
Subdivision	Manchester Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 3Z2

Additional Information

Date Listed	July 2nd, 2025
Days on Market	74
Zoning	I-R

Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.