PRICE FURTHER REDUCED

FOR SALE

±899 SF

OFFICE CONDO

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

Office Condo (Judicial Sale)

Suite 3264, 4310 104 Ave NE, Calgary, AB | Cityscape Landing Plaza

PROPERTY HIGHLIGHTS

- ±899 SF second-floor office condominium
- Judicial Sale opportunity
- Located within Cityscape Landing, a modern mixed-use commercial plaza
- Built in 2018 – contemporary construction and design
- Zoning: C-COR3, allowing for a wide range of commercial office uses
- Excellent exposure near the intersection of Métis Trail and 104 Avenue NE
- Ample surface parking available throughout the plaza
- Minutes from Calgary International Airport
- Rapidly growing Northeast Calgary trade area surrounded by new residential communities

For more information, please contact:

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FOR SALE

±899 SF 2nd Floor Office Condo Suite

Suite 3264, 4310 104 Ave NE, Calgary, AB T3N 1W3 | Cityscape Landing

ABOUT THE PROPERTY

LEGAL ADDRESS	Condo Plan: 2010546; Unit: 96
ZONING	C-COR3 (Commercial - Corridor 3)
YEAR BUILT	2018
SUITE SIZE	±899 SF
OWNERSHIP TYPE	Condominium
TAXES	$8,229.38 (2025)
SALE TYPE	Judicial sale
ASKING PRICE	~~$454,000.00~~ **$429,000.00**

ABOUT CITYSCAPE LANDING PLAZA

- Cityscape Landing is a five-building commercial development located in the community of Stoney 3, just northeast of Calgary International Airport. Three of the buildings offer retail on the main level with office suites on the second floor.
- The plaza is designed with pedestrian connectivity in mind, featuring outdoor amenity areas at the south corners and direct connections to public sidewalks and the regional pathway system along Métis Trail.
- Surrounding communities include Cityscape, Skyview Ranch, Cornerstone, and Redstone, all of which continue to experience strong residential growth and demand for local services.

AREA DEMOGRAPHICS

Cityscape Landing Plaza is situated within a rapidly expanding Northeast Calgary trade area. Within a 3 km radius, the area is home to approximately 30,500 residents across 8,100 households, with a median household income of approximately $90,700. The population is relatively young, with a median age of 33.9 years, reflecting the strong appeal to working professionals and young families.

The surrounding area continues to experience exceptional growth, with population projected to increase by over 24% and household growth exceeding 27% over the next five years. Additionally, the area supports a daytime population of approximately 14,200 employees, providing a stable base of professional activity and demand for office and service-oriented commercial uses.

30,518
RESIDENTS WITHIN 3 KM

$90,692
AVG HOUSEHOLD INCOME

14,178
DAYTIME EMPLOYEES

24% / YEAR
ANNUAL GROWTH (POPULATION)

~12,144
VEHICLES / DAY DIRECT EXPOSURE

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Cityscape Landing

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