

# \$519,900 - 2135, 6520 36 Street Ne, Calgary

MLS® #A2252769

**\$519,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

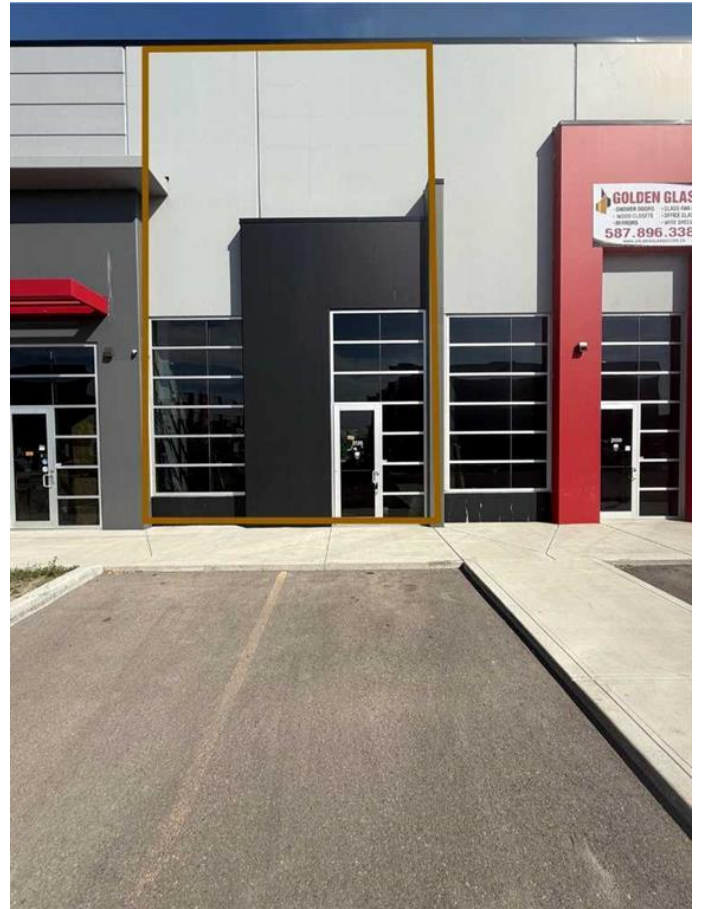
Saddleridge Industrial, Calgary, Alberta

This Industrial Business (I-B) zoned unit offers a prime location directly next to Calgary International Airport, providing high visibility along 36 Street and flexible opportunities for retail, office, or light industrial use. The space includes a high-clearance warehouse with rear drive-in loading, ample on-site parking. Ideally positioned within walking distance to the LRT and just five minutes from the airport, the property allows for a wide range of uses such as health care services, convenience retail, financial services, fitness, child care, small-scale food and beverage, and more as outlined in the City of Calgary Land Use Bylaw. With quick access to Metis Trail, McKnight Blvd, Deerfoot Trail (QE2), and Stoney Trail, this vacant unit combines excellent exposure with unbeatable connectivity.

Built in 2019

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2252769   |
| Price      | \$519,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2019       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2135, 6520 36 Street Ne |
| Subdivision | Saddleridge Industrial  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4C8                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 15                |
| Zoning         | I-B f0.5          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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