

## GARAGES

MANCHESTER  
PROPERTIES INC.



# LUXURY GARAGE/WAREHOUSE CONDOMINIUMS FOR SALE

**4412 9 STREET SE  
CALGARY, AB T2G 3C9**

Located in Highfield

**STARTING AT  
\$468,750**

1,250 - 4,000 sq.ft.

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*\*All lines are approximate*

<b>Unit Sizes:</b>	<b>1,250 up to 4,000 Sq. Ft. +/-</b>	<b>Price:</b>	<b>Starting at \$468,750</b>
<b>Common Area:</b>	<b>4,800 Sq. Ft. +/-</b>	<b>Zoning:</b>	<b>IG</b>
<b>Doors:</b>	<b>14' W x 14' H Overhead Door</b>	<b>Mezzanine:</b>	<b>Optional &amp; Customizable</b>
<b>Ceiling Height:</b>	<b>22'6" Clear</b>	<b>Fire Suppression:</b>	<b>Sprinklered</b>
<b>Power:</b>	<b>100 AMP Sub Panel</b>	<b>Security:</b>	<b>24/7 Secured Access</b>
<b>HVAC:</b>	<b>Unit Heater</b>	<b>Utilities:</b>	<b>Metered Independently</b>

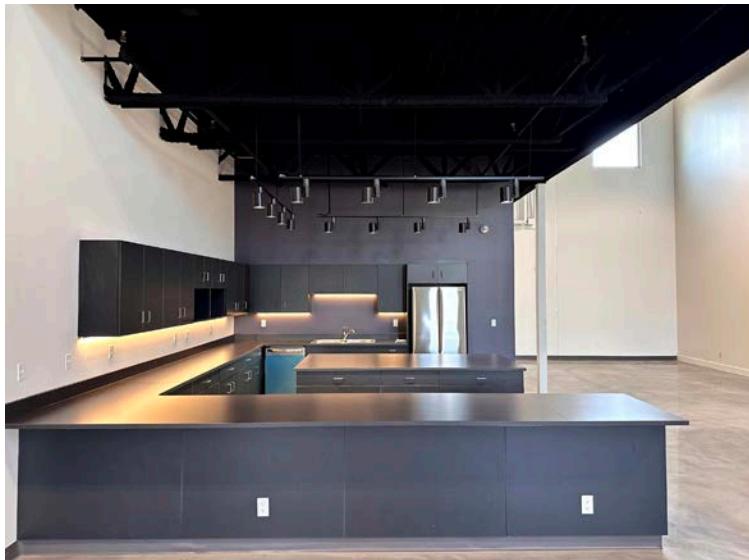
The Element 42 Garages is centrally located complex only 10 minutes from downtown where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, 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.

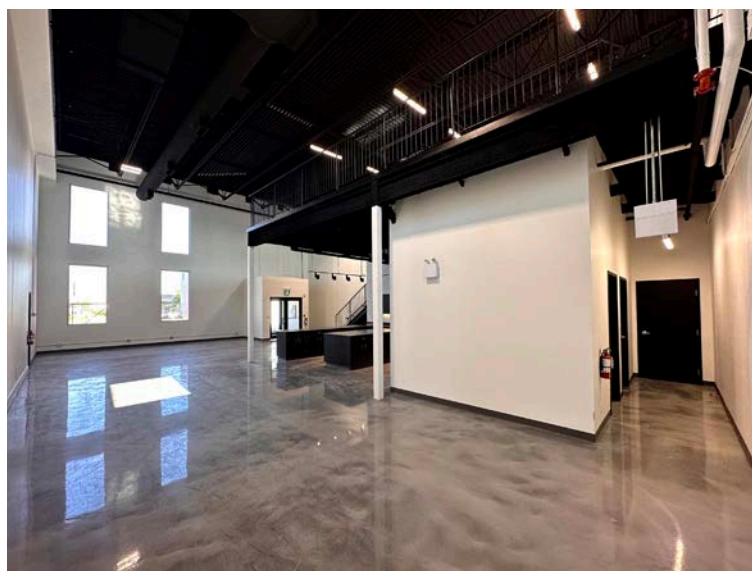
If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!



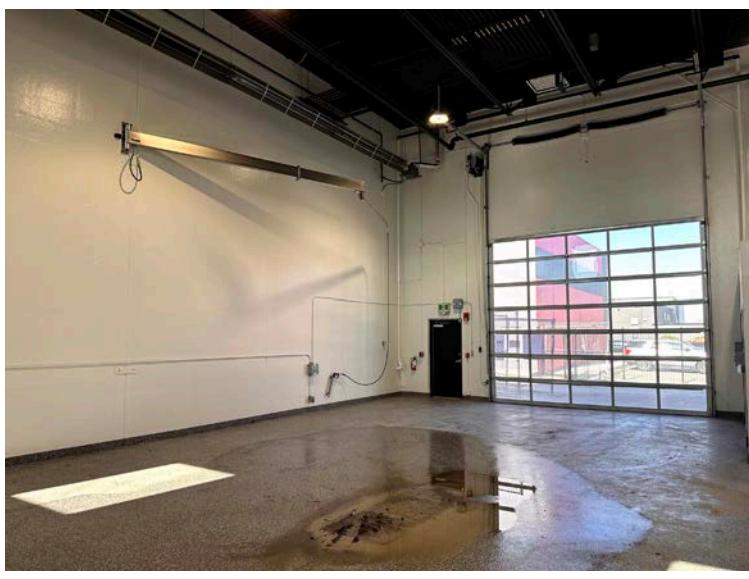
Clubhouse



Clubhouse



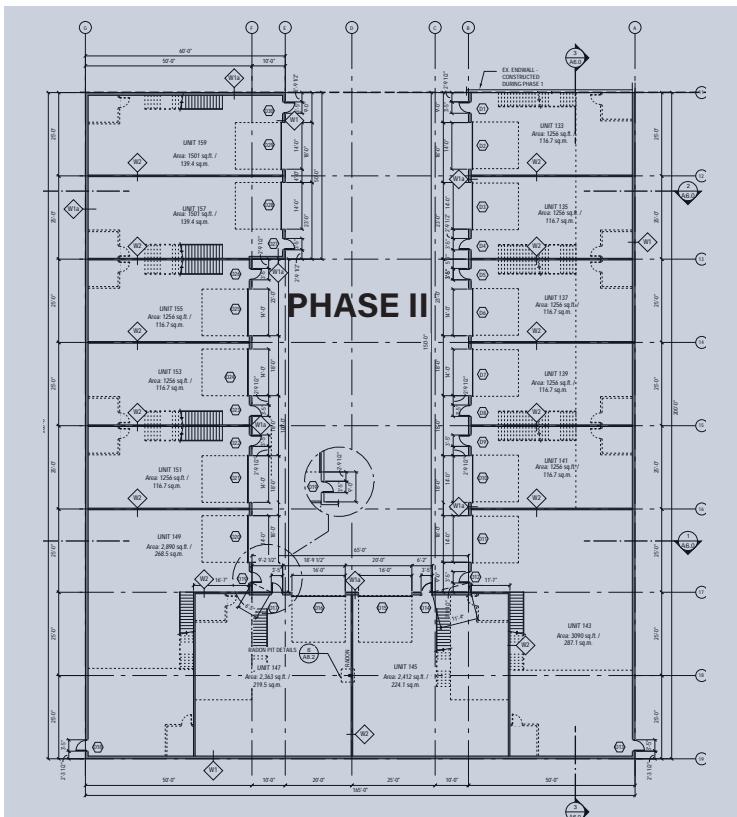
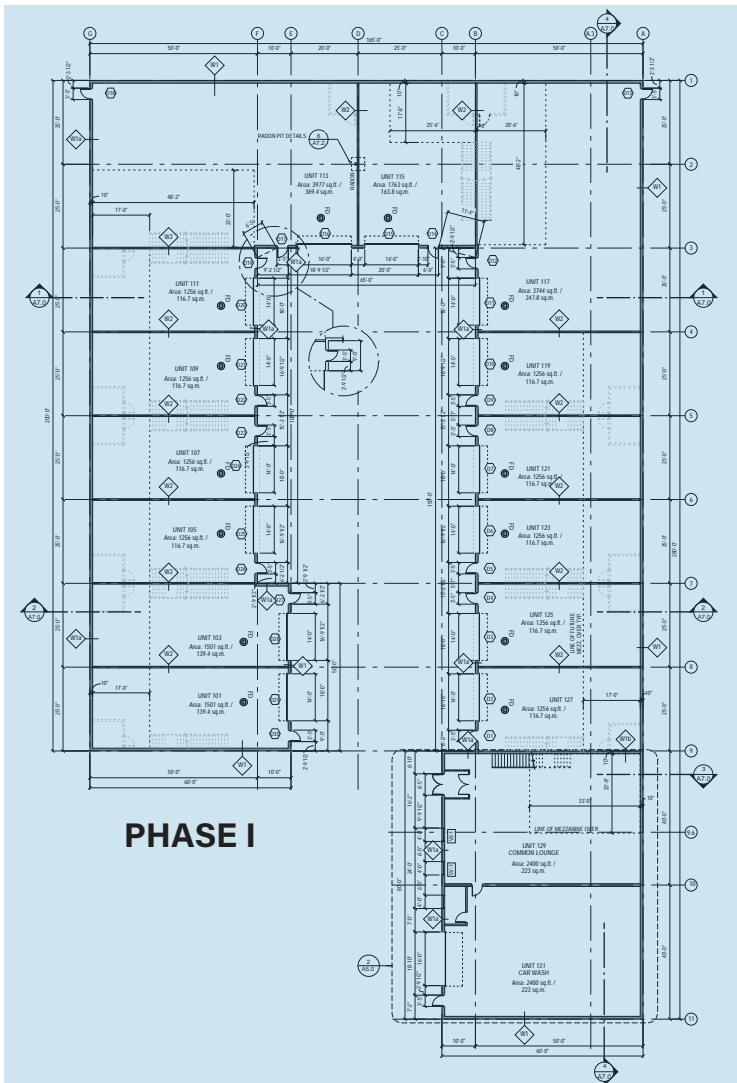
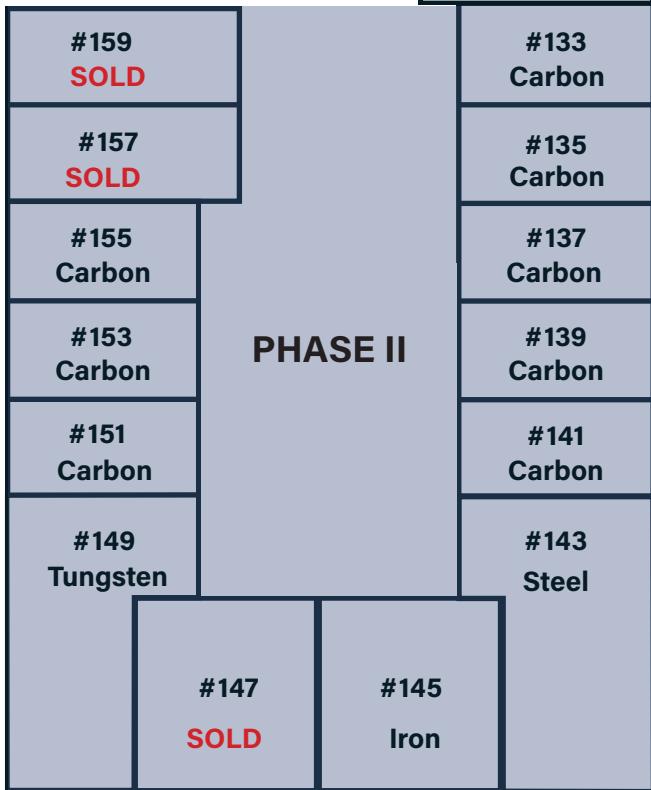
Clubhouse



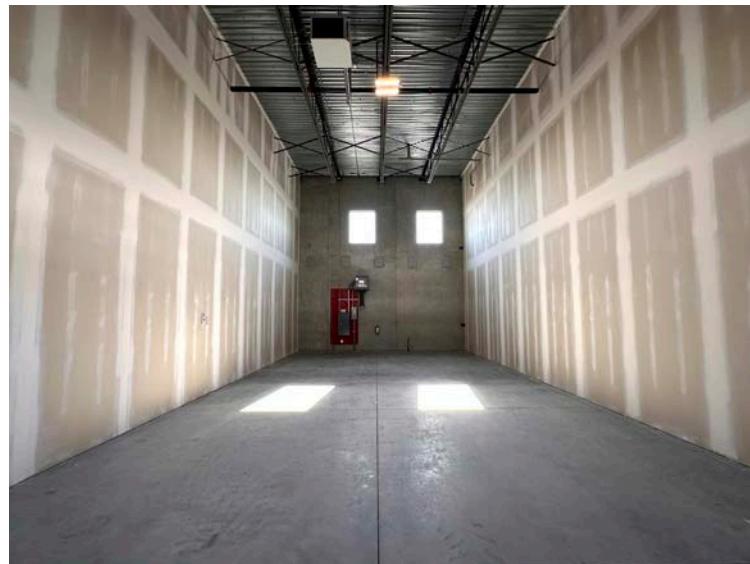
Wash Bay



Common Area  
Club House  
and Wash Bay



Condo	Municipal	Model	Size	Including Share of	Tax	Condo Fee	Price
Unit	Unit		Sq. Ft.	Common Area		(Annual)	
1	101	Chromium	1,500	1,642 Sq. Ft.			<b>SOLD</b>
2	103	Chromium	1,500	1,646 Sq. Ft.			<b>SOLD</b>
3	105	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
4	107	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
5	109	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
6	111	Carbon	1,250	1,372 Sq. Ft.			<b>RESERVED</b>
7	113	Titanium	4,000	4,389 Sq. Ft.	\$24,229.75	\$5,183.35	\$1,400,000
8	115	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
9	117	Platinum	3,750	4,114 Sq. Ft.			<b>SOLD</b>
10	119	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
11	121	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
12	123	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
13	125	Carbon	1,250	1,372 Sq. Ft.			<b>SOLD</b>
14	127	Carbon	1,250	1,374 Sq. Ft.			<b>SOLD</b>
15	133	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
16	135	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
17	137	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
18	139	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
19	141	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
20	143	Steel	3,140	3,445 Sq. Ft.	\$19,045.45	\$4,062.96	\$1,177,500
21	145	Iron	2,350	2,580 Sq. Ft.	\$14,646.99	\$3,065.69	\$881,250
22	147	Iron	2,350	2,581 Sq. Ft.			<b>SOLD</b>
23	149	Tungsten	2,880	3,159 Sq. Ft.	\$17,582.94	\$3,724.38	\$1,080,000
24	151	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
25	153	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
26	155	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
27	157	Chromium	1,500	1,646 Sq. Ft.			<b>SOLD</b>
28	159	Chromium	1,500	1,642 Sq. Ft.			<b>SOLD</b>



### Example Floorplan

## *The Carbon*

**Size:** 1,250 Sq. Ft. +/-

**Common area**

**Gross up size:** 1,372 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 2

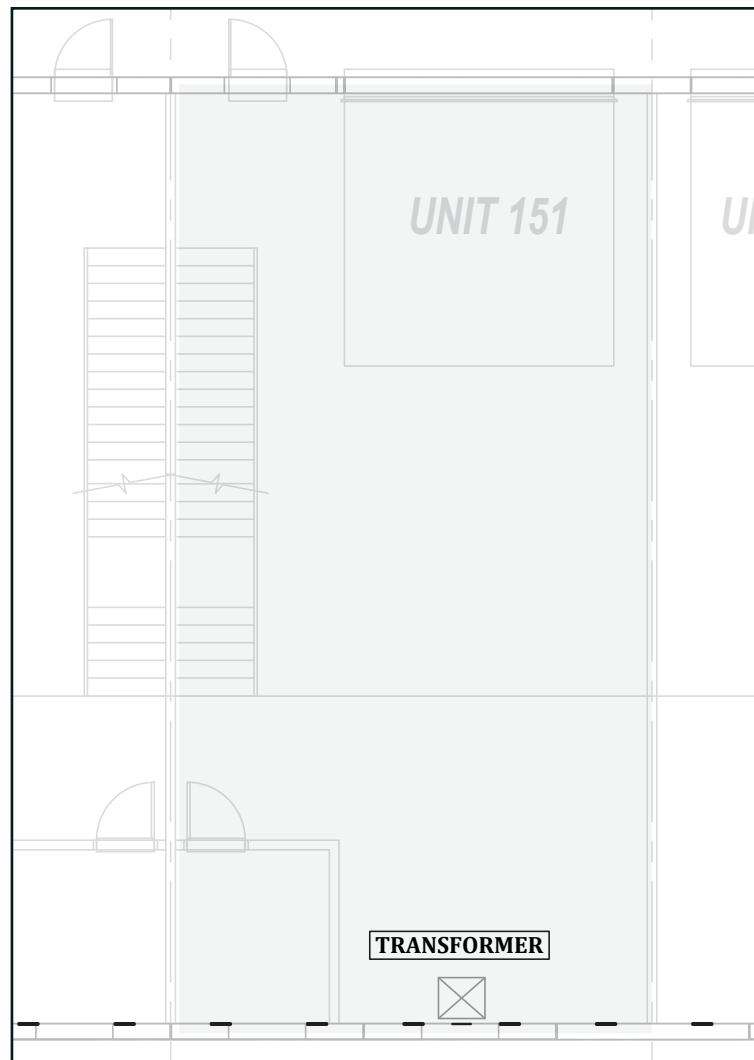
**Power:** 100 AMP Sub Panel

**HVAC:** Unit Heater

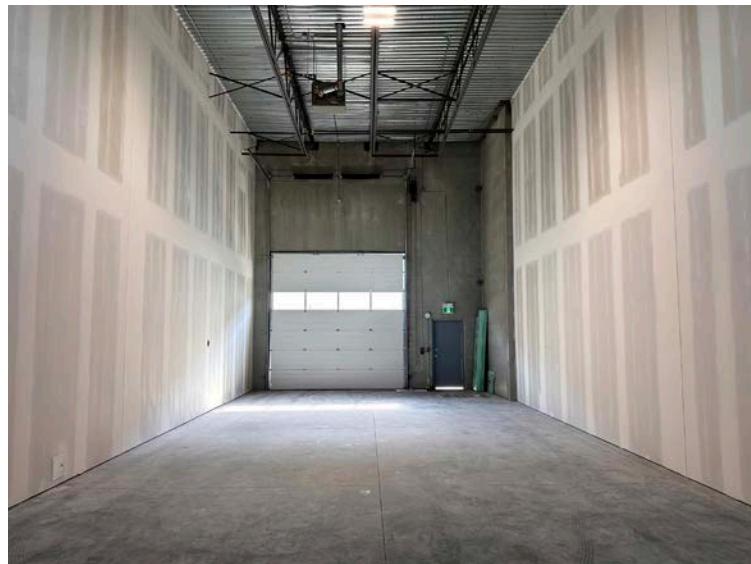
**Tax (2025):** \$8,502.24

**Condo Fees:** \$1,625.18 per annum

**Price:** Starting at \$468,750.00 + GST



\*All lines are approximate. Mezzanine and bathroom buildout not included in base price.



# SOLD OUT

## *The Chromium*

**Size:** 1,500 Sq. Ft. +/-

**Common area**

**Gross up size:** 1,646 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 2

**Power:** 100 AMP Sub Panel

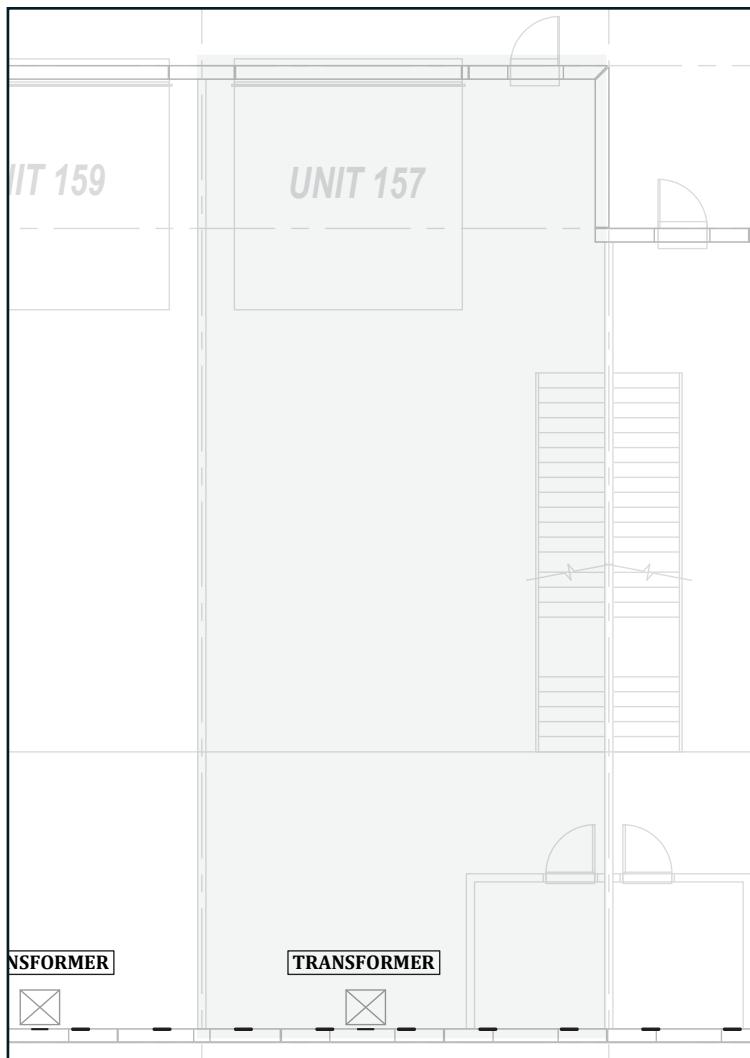
**HVAC:** Unit Heater

**Tax (2025):** \$9,593.67

**Condo Fees:** \$1,939.14 per annum

**Price:** Starting at \$525,000.00 + GST

### Example Floorplan



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# One Unit Remaining The Iron

**Size:** 2,350 Sq. Ft. +/-

**Common area**

**Gross up size:** 2,580 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 2

**Power:** 100 AMP Sub Panel

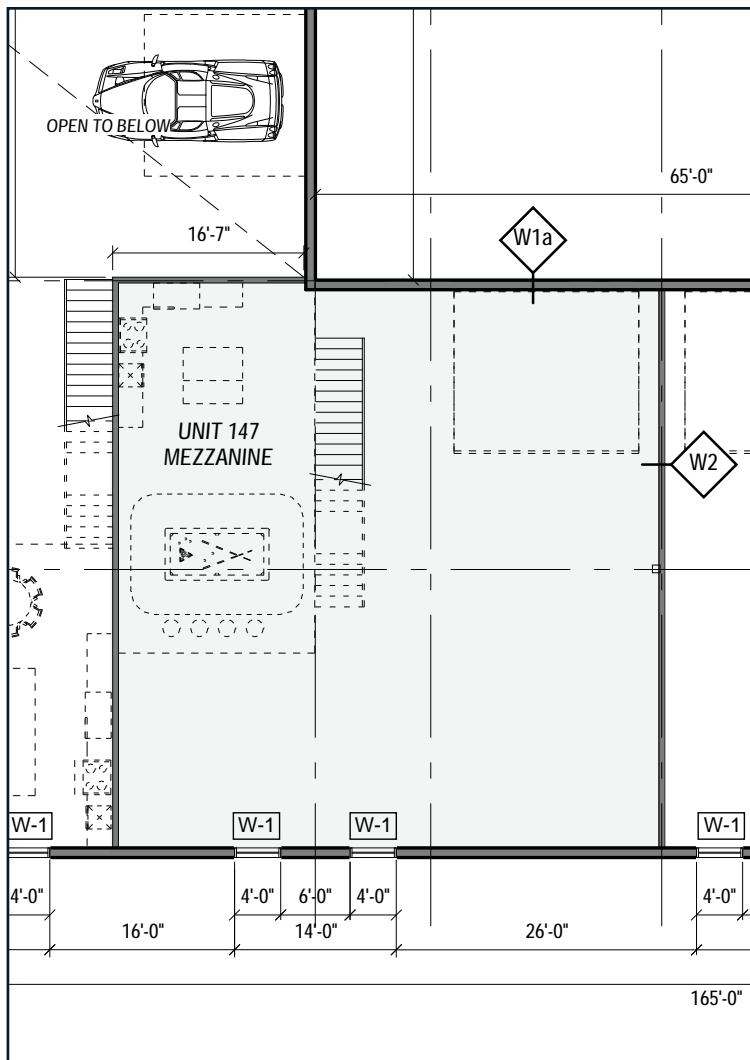
**HVAC:** Unit Heater

**Tax (2025):** \$14,712.48

**Condo Fees:** \$3,084.16 per annum

**Price:** Starting at \$881,250.00 + GST

## Example Floorplan



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# Only One in Complex The Tungsten

**Size:** 2,880 Sq. Ft. +/-

**Common area**

**Gross up size:** 3,159 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 9

**Power:** 100 AMP Sub Panel

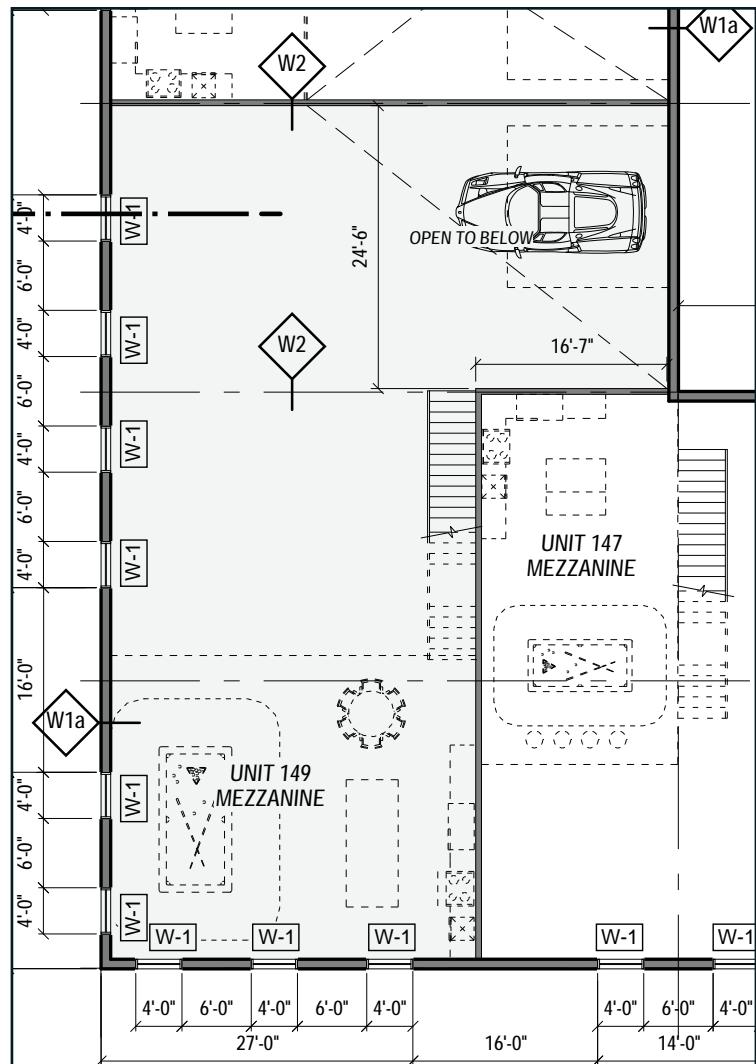
**HVAC:** Unit Heater

**Tax (2025):** \$17,582.94

**Condo Fees:** \$3,724.38 per annum

**Price:** Starting at \$1,080,000.00 + GST

**Example Floorplan**



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# Only One in Complex The Steel

**Size:** 3,030 Sq. Ft. +/-

**Common area**

**Gross up size:** 3,445 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 9

**Power:** 100 AMP Sub Panel

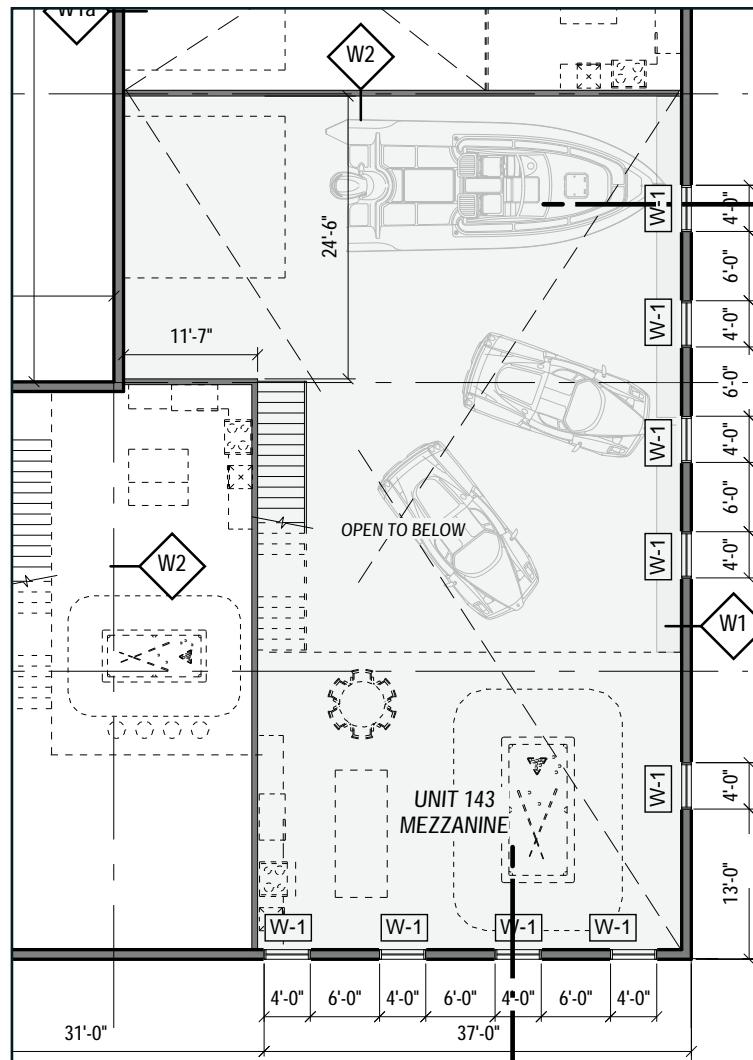
**HVAC:** Unit Heater

**Tax (2025):** \$19,045.45

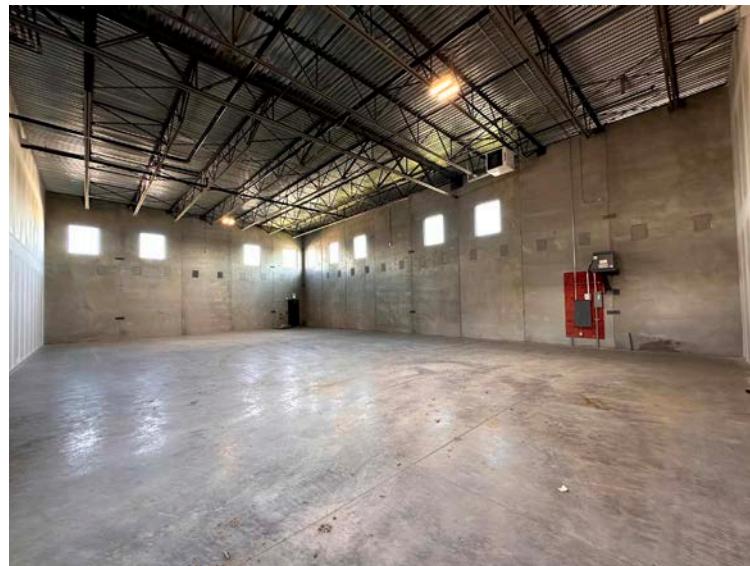
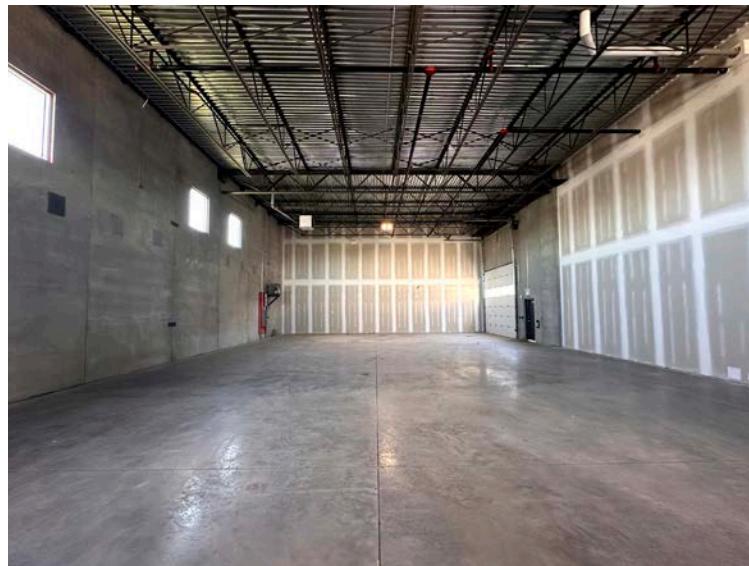
**Condo Fees:** \$4,062.96 per annum

**Price:** Starting at \$1,177,500.00 + GST

Example Floorplan



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# Only One in Complex The Titanium

**Size:** 4,000 Sq. Ft. +/-

**Common area**

**Gross up size:** 4,389 Sq. Ft. +/-

**Doors:** 14' W x 14' H Overhead Door

**Ceiling Height:** 22'6" Clear

**Windows:** 9

**Power:** 100 AMP Sub Panel

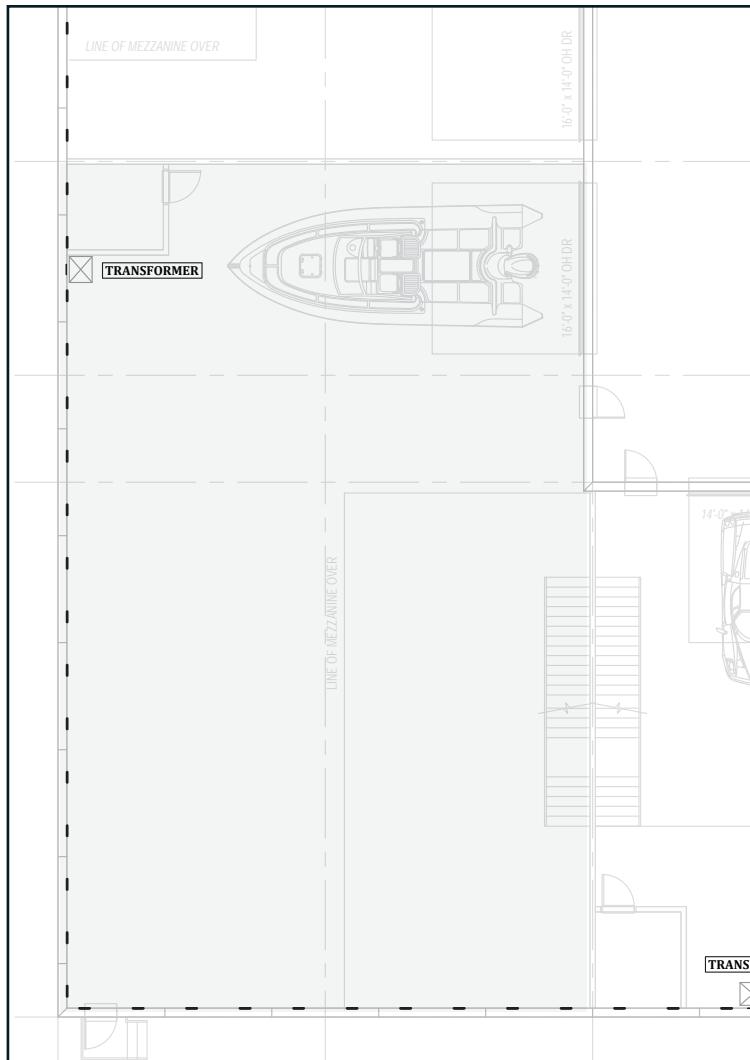
**HVAC:** Unit Heater

**Tax (2025):** \$24,229.75

**Condo Fees:** \$5,183.35 per annum

**Price:** Starting at \$1,400,000.00 + GST

## Example Floorplan



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FOR MORE INFORMATION, CONTACT:

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