

GARAGES

MANCHESTER
PROPERTIES INC.



LUXURY GARAGE/WAREHOUSE CONDOMINIUMS

FOR SALE

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

Located in Highfield

**STARTING AT
\$437,000**

1,250 - 4,000 sq.ft.

MARK SCHELL

403 861 1143
mschell@schellbrothers.ca

GRANT SCHELL

403 701 4273
gschell@schellbrothers.ca

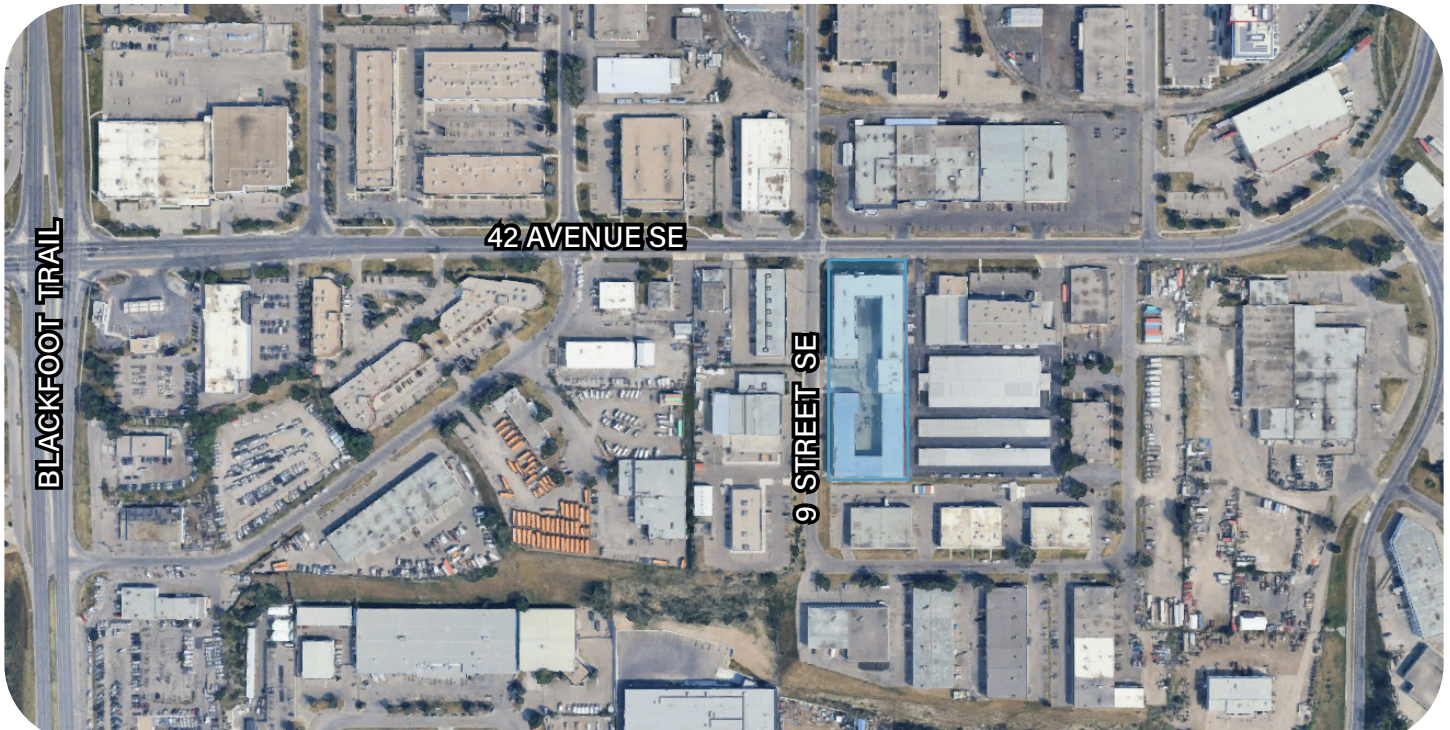
BENNETT EDWARDSON

403 973 0238
bennett@mpirealty.ca

JIM EDWARDSON

403 540 0238
jim@mpirealty.ca





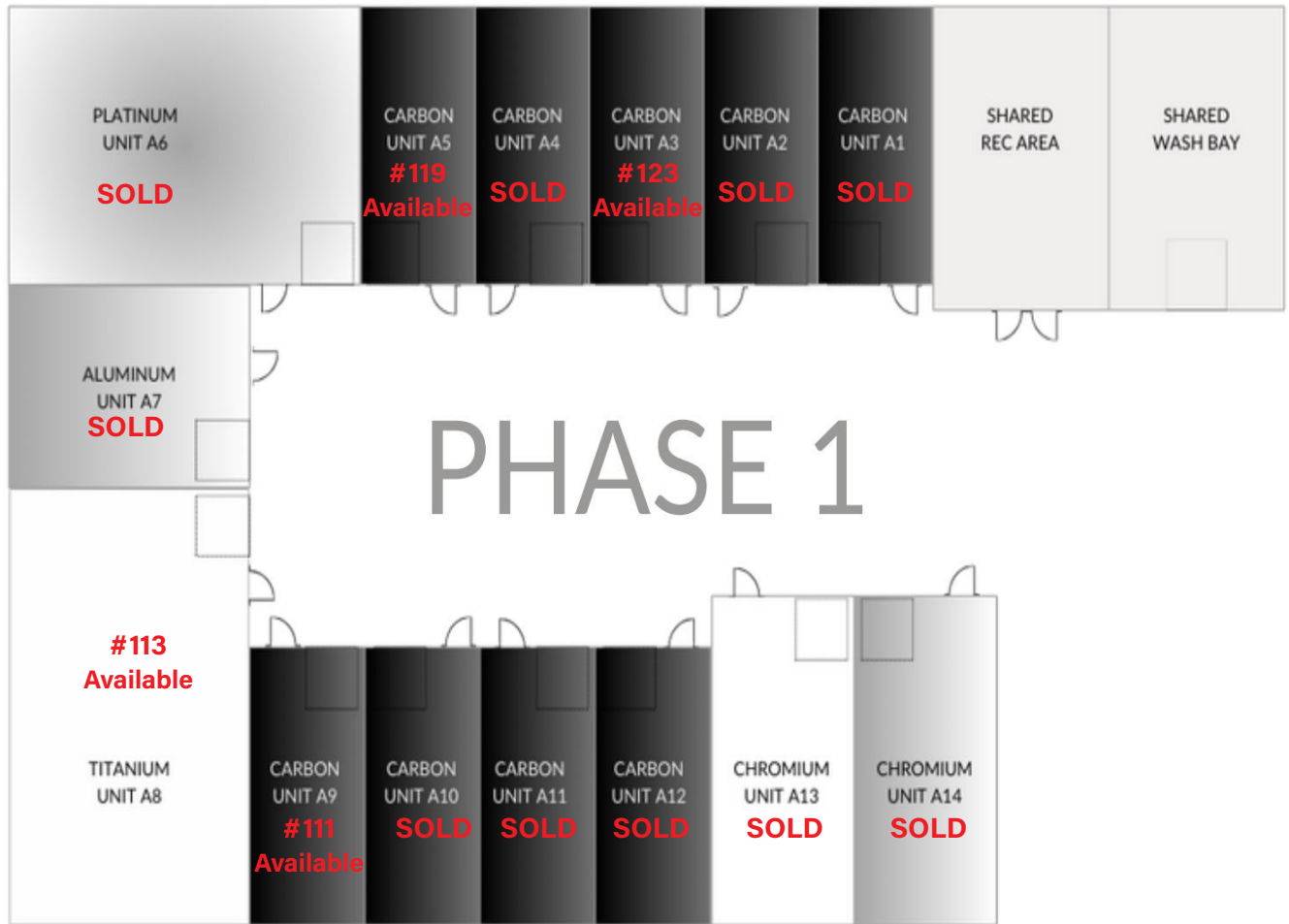
**All lines are approximate*

Unit 111:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Unit 113:	4,000 Sq. Ft. (+/-) 'Titanium'	Price:	\$1,400,000
Unit 119:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Unit 123:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Doors:	14' W x 14' H Overhead Door	Zoning:	IG
Ceiling Height:	22'6" Clear	Mezzanine:	Optional & Customizable
Power:	100 AMP Sub Panel	Fire Supression:	Sprinklered
HVAC:	Unit Heater	Security:	24/7 Secured Access

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!



REGISTRAR: LAND TITLES OFFICE
PLAN NO. 241 1148
 ENVED AND REGISTERED
 ON **MEV 31, 2024**
 INSTRUMENT NO. 241 137 193
 C. Wythe
 A.D. REGISTRAR

CITY OF CALGARY
 PLAN SHOWING SURVEY OF
CONDOMINIUM PLAN
 AFFECTING
 BLOCK 4, PLAN 8121 HN
 WITHIN THE
S.W.1/4 SEC.2, TWP.24, RGE.1, W.5M.

NOTES
 1. THIS PLAN SHOWS THE SURVEY AND THE WALLS THEREOF.
 2. BEARS ARE STATIONED AND ARE DERIVED FROM GRADE OBSERVATION.
 3. BEARS ARE STATIONED AND ARE DERIVED FROM GRADE OBSERVATION.
 4. PUBLISHED VALUATION MAPS AND CHANGES ARE AS LISTED IN SECTION 10 OF THE
 CONDOMINIUM ACT.
 5. THE UNIT NUMBER SHALL BE THE NUMBER OF THE UNIT AS SHOWN ON THIS PLAN.
 6. THE UNIT NUMBER SHALL BE THE NUMBER OF THE UNIT AS SHOWN ON THIS PLAN.
 7. TRANSVERSE VELOCATOR
 8. THE UNIT NUMBER SHALL BE THE NUMBER OF THE UNIT AS SHOWN ON THIS PLAN.
 9. THE UNIT NUMBER SHALL BE THE NUMBER OF THE UNIT AS SHOWN ON THIS PLAN.
 10. THE UNIT NUMBER SHALL BE THE NUMBER OF THE UNIT AS SHOWN ON THIS PLAN.

LEGEND
 SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN SHALL BE:
 A ... Area
 B ... Boundary
 C ... Common Property
 D ... Dimension
 E ... Elevation
 F ... Floor
 G ... Grade
 H ... Height
 I ... Interval
 J ... Junction
 K ... Location
 L ... Line
 M ... Measurement
 N ... Note
 O ... Offset
 P ... Point
 Q ... Position
 R ... Radius
 S ... Section
 T ... Tolerance
 U ... Unit
 V ... Volume
 W ... Width
 X ... X-axis
 Y ... Y-axis
 Z ... Z-axis

REGISTERED OWNERS
 SYMONE CORP LTD
 APPROVING AUTHORITY
 M. KENT CROUCHER A.L.S.
 SURVEYOR
 10000 14th Avenue S.E.
 Calgary, AB T2C 1S4
 Date Approved: May 9, 2024

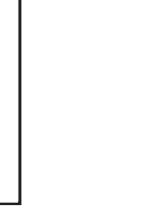
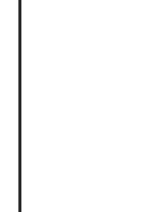
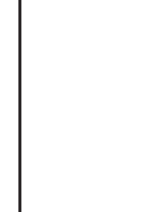
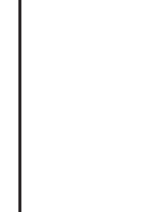
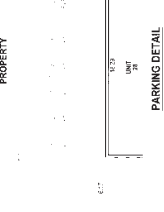
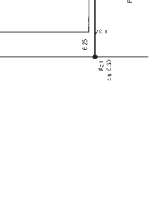
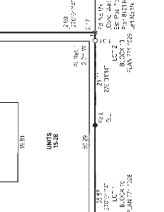
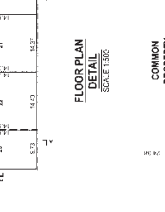
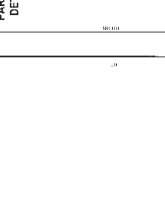
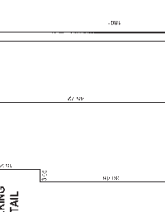
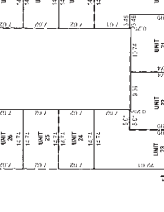
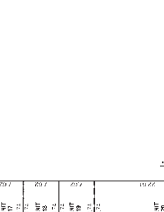
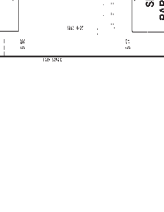
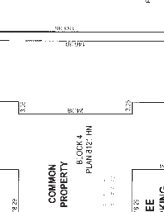
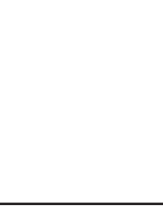
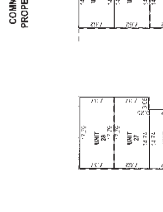
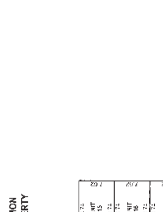
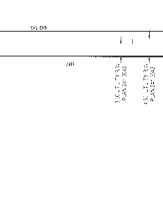
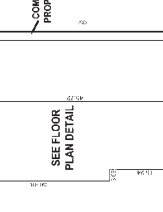
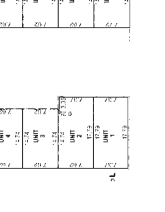
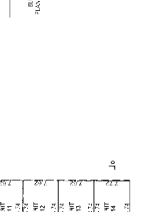
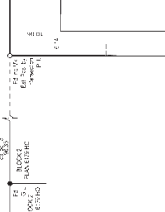
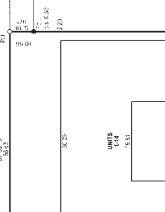
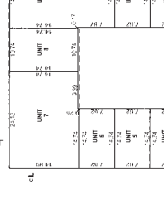
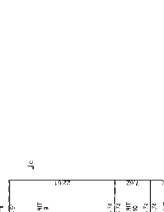
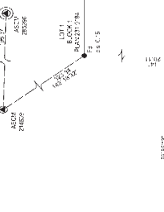
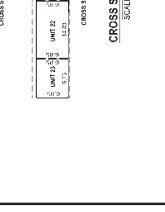
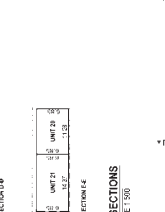
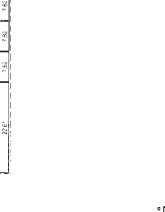
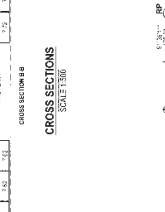
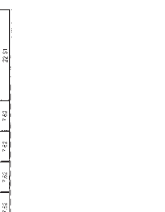
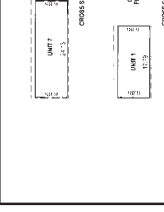
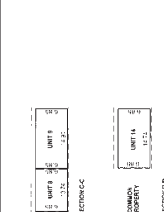
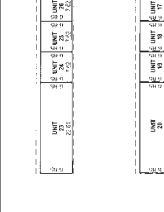
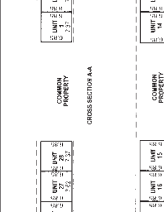
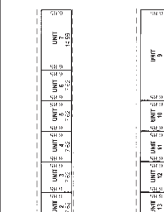
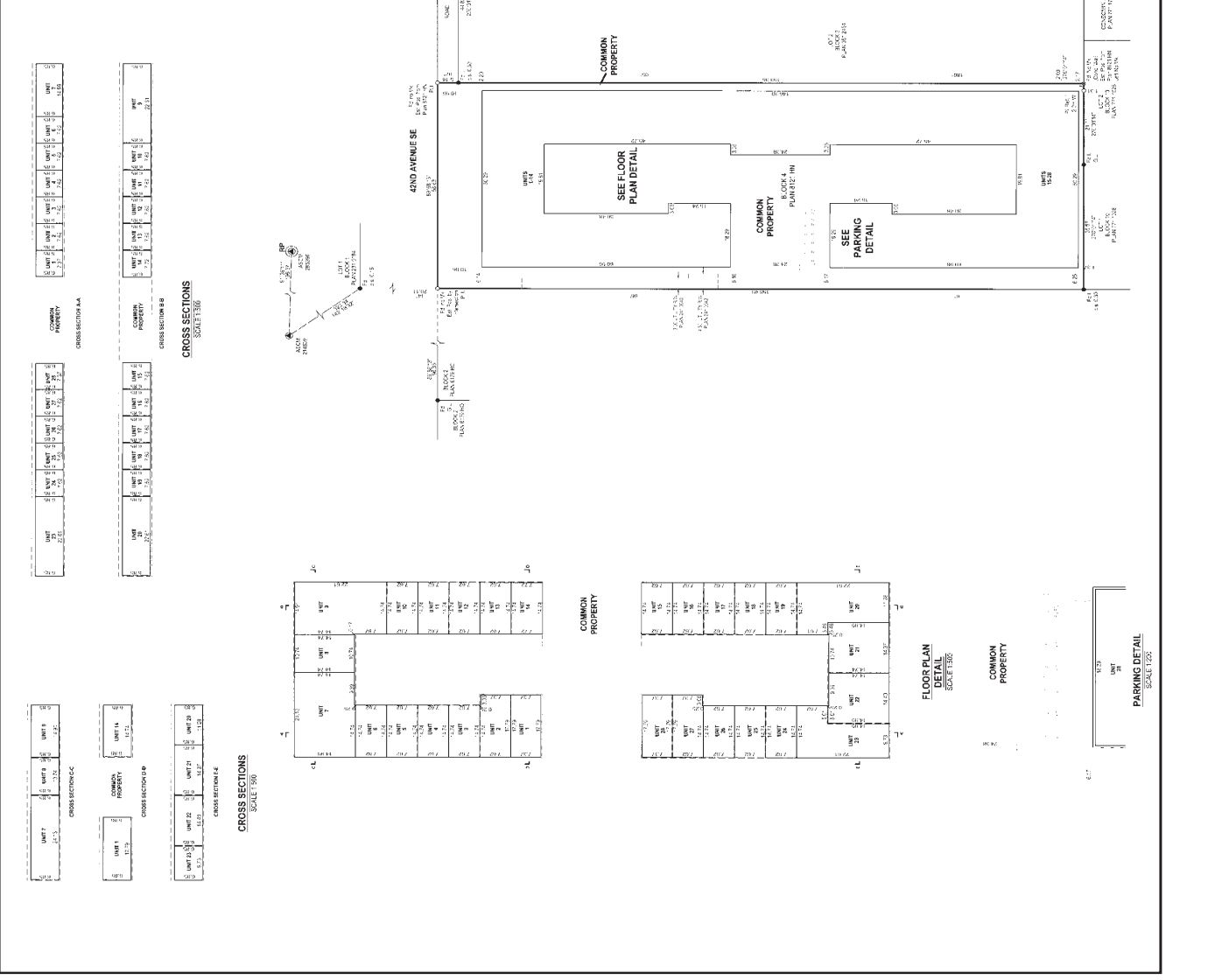
NOTE
 FOR ANY ENDORSEMENT, REGISTRATION, NOTIFICATION, OR OTHER
 ADDITIONAL SHEET(S) WHICH IS/ARE REFERRED TO IN THIS PLAN IN ACCORDANCE
 WITH THE CONDOMINIUM ACT, THE REGISTERED OWNER(S) SHALL BE RESPONSIBLE FOR
 OBTAINING THE NECESSARY APPROVALS FROM THE REGISTERED SURVEYOR.
 THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN
 CONSENT OF ABSOLUTE SURVEYS INC. THE PROVISIONS OF THE SURVEY ACT
 APPLY TO THIS PLAN.

SCALE 1:500
 0 125 250
ABSOLUTE SURVEYS
 8000 14th Avenue S.E.
 Calgary, AB T2C 1S4
 (403) 243-8000
 (403) 243-8001
 (403) 243-8002
 (403) 243-8003
 (403) 243-8004
 (403) 243-8005
 (403) 243-8006
 (403) 243-8007
 (403) 243-8008
 (403) 243-8009
 (403) 243-8010

SCHEDULE OF UNIT FACTORS AND AREAS

UNIT NUMBER	UNIT FACTOR	APPROXIMATE UNIT AREA (SQ. FT.)
1	0.27	348
2	0.27	348
3	0.27	348
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95	0.27	348
96	0.27	348
97	0.27	348
98	0.27	348
99	0.27	348
100	0.27	348
TOTAL	27.00	3480

UNIT FACTORS WERE DERIVED BY REPORT DTA BASED ON AREAS WITH
 NORMAL LISTS AND ACCOUNTS DERIVED FROM SOME UNITS TO COMPLY WITH
 THE UNIT FACTOR REQUIREMENTS.



SEE FLOOR PLAN DETAIL
SEE PARKING DETAIL



FOR MORE INFORMATION, CONTACT:

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mschell@schellbrothers.ca

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403 701 4273
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MANCHESTER
PROPERTIES INC

Manchester Properties Inc.
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

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