

THE VAULTS



 **1750 120 Avenue NE**
Calgary, Alberta

*Premier Industrial Condo Development
Designed for Elevated Storage
and Lifestyle Flexibility*

SNAPSHOT

- Premium industrial condo totaling ±3,300 SF, including 2,400 SF on the main level and a 900 SF mezzanine
- Ideal for luxury storage, personal workspace, or a private retreat
- High-end interior finishes featuring a built-in bar with live-edge wood countertop, custom 294+ bottle wine display, mesh stair railings, and feature brickwork
- Fully equipped Full Swing golf simulator with multi-sport capabilities (hockey, soccer, frisbee, and more)
- Two oversized overhead doors for seamless access and maneuverability
- Wide interior drive aisles designed to accommodate trailers and larger vehicles

THE DETAILS

Area	3,300 sf
Sale Price	\$1,848,000.00
Condo Fee	\$556.16/month (2026)
Property Tax	\$18,183.22 (2025)
Year Built	2018
Zoning	I-G Industrial General
Availability	Immediate

8 Mins
Calgary Int'l Airport



15 Mins
Downtown Calgary

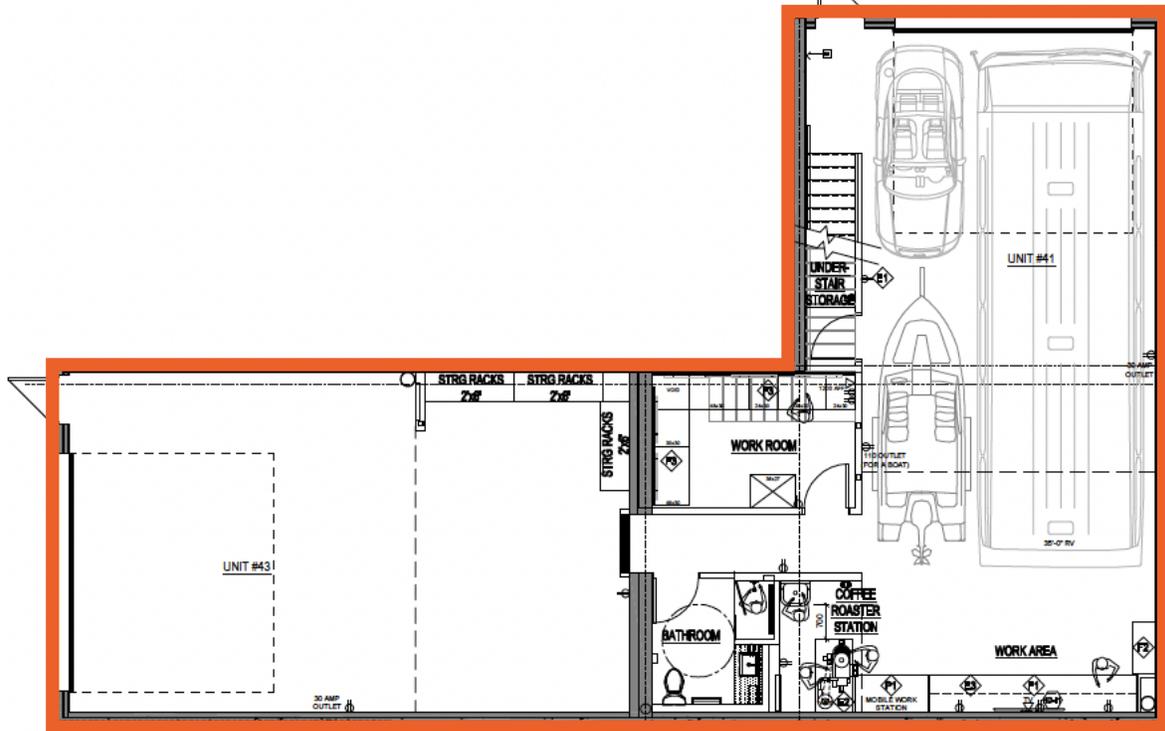


3 Mins
North Deerfoot District

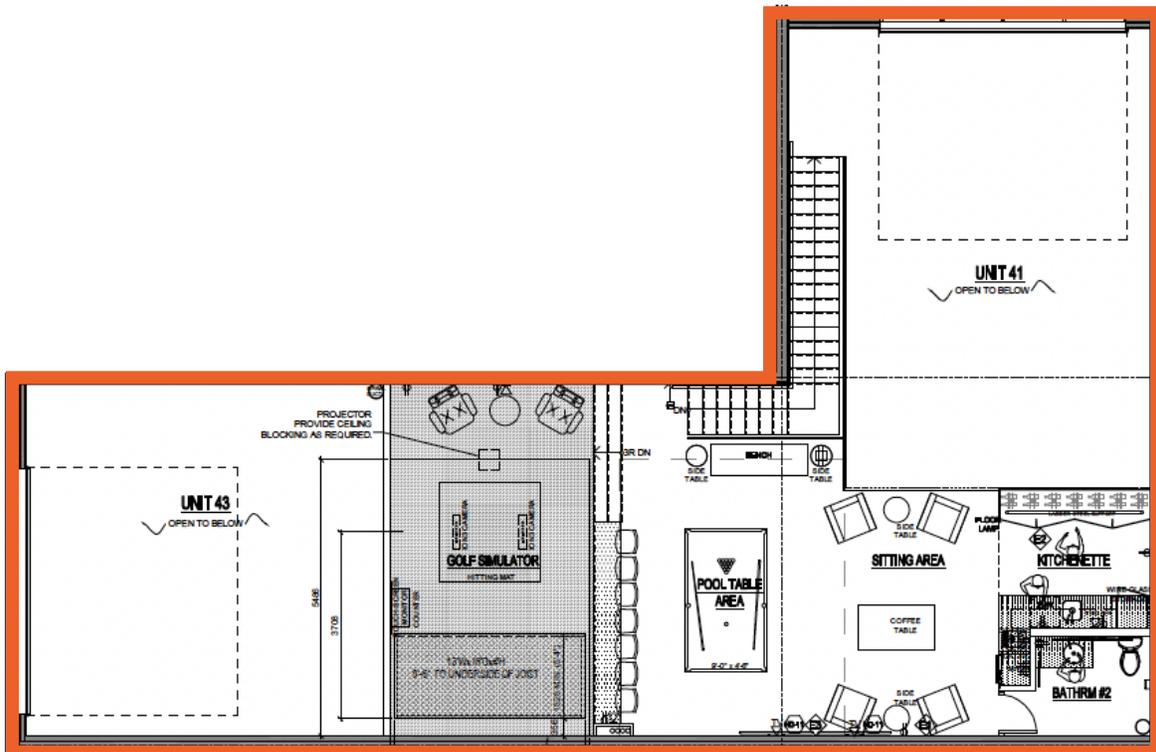


SITE PLAN

MAIN FLOOR



MEZZANINE



Available

VISUALS





PERKS



WITHIN 1 KM

- | | | | |
|----------------|----------------------------------|--------------------------|-----------------------|
| 1. Dairy Queen | 5. Kinjo Sushi & Grill | 9. A&W | 13. Pacini Calgary NE |
| 2. Starbucks | 6. Tim Horton's | 10. Wendy's | 14. Accliam Hotel |
| 3. Shell | 7. Darwin's Charcoal BBQ Chicken | 11. Best Western Premier | 15. Rallyard Brewery |
| 4. McDonald's | 8. Petro Canada | 12. Holiday Inn & Suites | 16. Comfort Inn |

OPEN BY NATURE. CONNECTED BY DESIGN.

JACOB ROBINSON
Senior Associate
403.805.9093
jrobinson@openpg.ca

openpropertygroup.ca

#601, 1000 Centre St. N
Calgary, Alberta
T2E 7W6
CANADA

© 2026. Open Property Group Inc. The information contained herein was obtained from sources considered reliable and, while believed to be accurate, has not been independently verified. Open Property Group Inc. makes no representation or warranty as to the accuracy or completeness of the information and accepts no responsibility or liability for any errors or omissions.