



END UNIT - Commercial Condominium With Loading 130 Canal Gardens, Unit H - Strathmore, AB T1P 1Y4

- 2,419 sq. ft. +/- TOTAL area
 - 1,248 sf – Main (approx. 25% is warehouse/storage)
 - 1,171 sf (2nd) – includes office + mezz. + util.
- 2,124 sf +/- is total area with mezz & util. excluded
- Sale Price: \$399,000.00
- Property Taxes: \$357.26 per month (2026)
- Condo Fees: \$216.67 per month (2026 budget)
- Availability: 60 days or negotiable
- Air conditioned: YES – Fully air conditioned on both levels
- Loading: 12' x 14' drive-in door
- Electrical: 200 amp.
- Land Use: Highway Commercial District (CHWY)



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

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Executive Summary



OFFERING SUMMARY

Sale Price: \$399,000

Building Size: 2,419 SF+/-

Availability: 60 days or negotiable

Land Use: Highway Commercial District (CHWY)

PROPERTY OVERVIEW

END UNIT offers additional windows on BOTH levels!
Just moments from main intersection of HWY 1 and Hwy 817
Small rear outside storage may be possible
Paved parking
Cost-effective condo fees
27 min. from Stoney Trail & just 16 minutes from Chestermere

PROPERTY HIGHLIGHTS

- Highway Commercial zoning offers options for retail services, offices, health services, auto & contractor services and much more
- End cap unit offers extra natural light on the main & 2nd level (please see photos)
- Property Taxes: \$357.26 per month (2026)
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- Air conditioned: YES – Fully air conditioned on both levels
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- Electrical: 200 amp.



Dan Shute

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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



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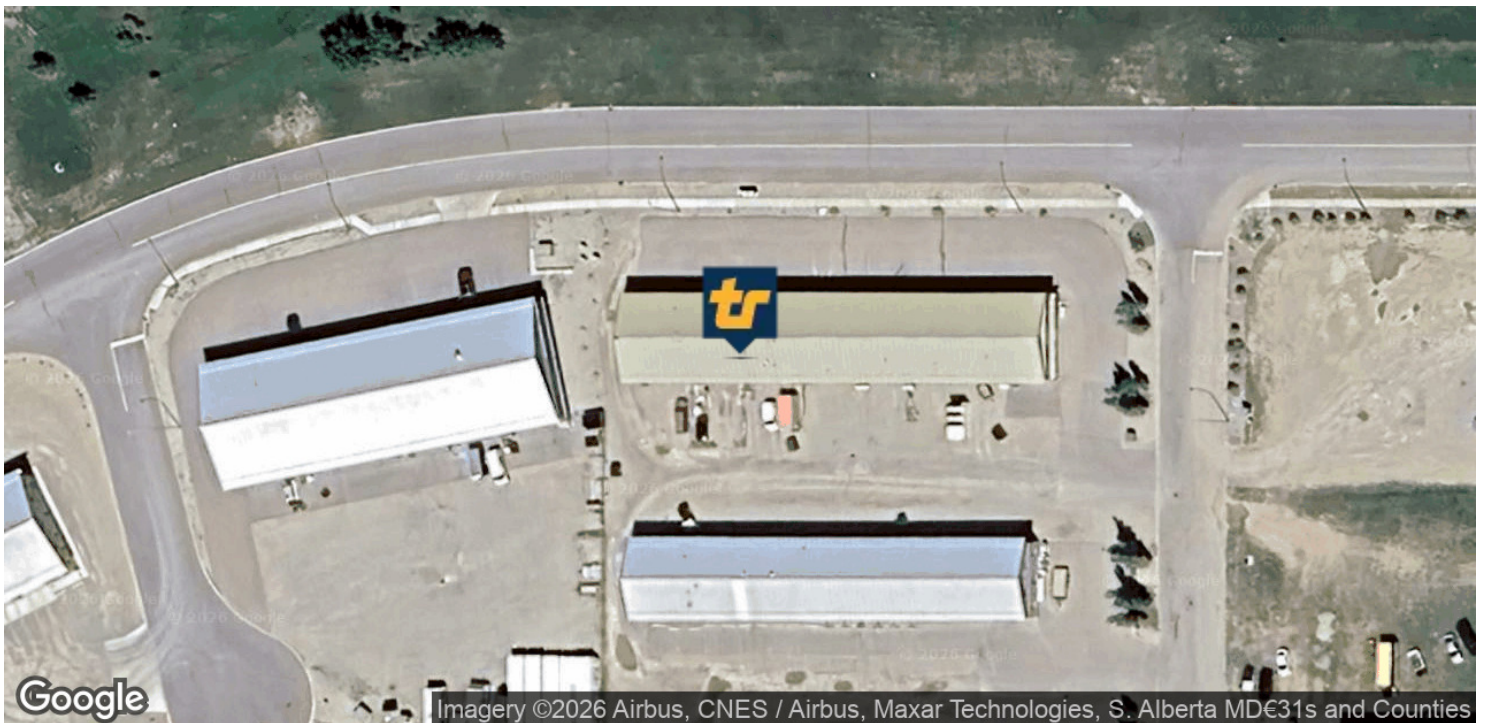
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Location Map



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