



GARAGES

MANCHESTER
PROPERTIES INC.



LUXURY GARAGE/WAREHOUSE CONDOMINIUMS

FOR SALE

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

Located in Highfield

**STARTING AT
\$437,500**

1,250 - 4,000 sq.ft.

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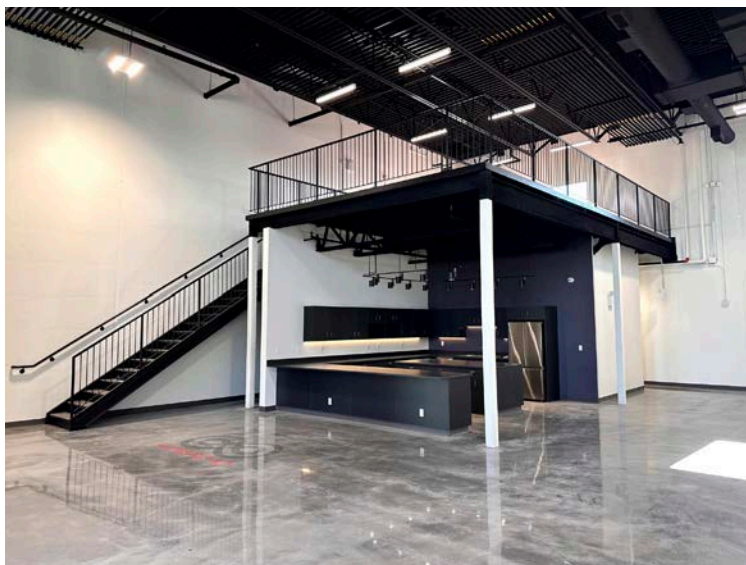
**All lines are approximate*

Unit Sizes:	1,250 up to 4,000 Sq. Ft. +/-	Price:	Starting at \$437,500
Common Area:	4,800 Sq. Ft. +/-	Zoning:	IG
Doors:	14' W x 14' H Overhead Door	Mezzanine:	Optional & Customizable
Ceiling Height:	22'6" Clear	Fire Suppression:	Sprinklered
Power:	100 AMP Sub Panel	Security:	24/7 Secured Access
HVAC:	Unit Heater	Utilities:	Metered Independently

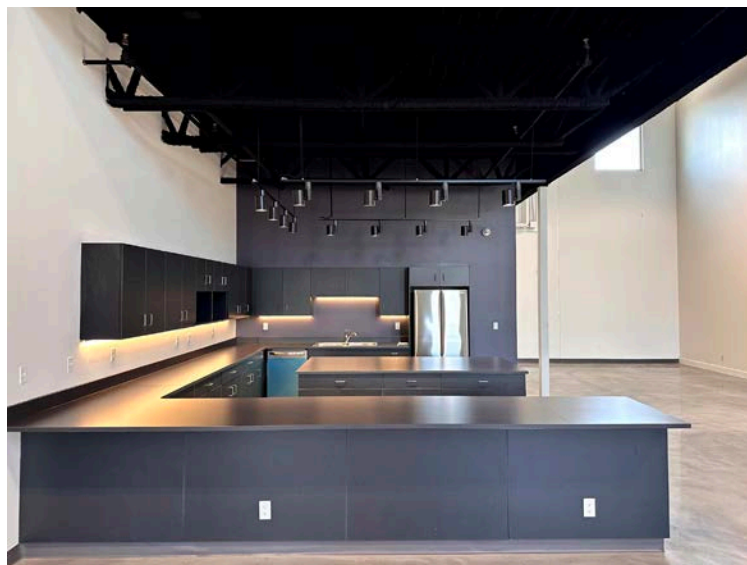
The Element 42 Garages is centrally located complex only 10 minutes from downtown where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage,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

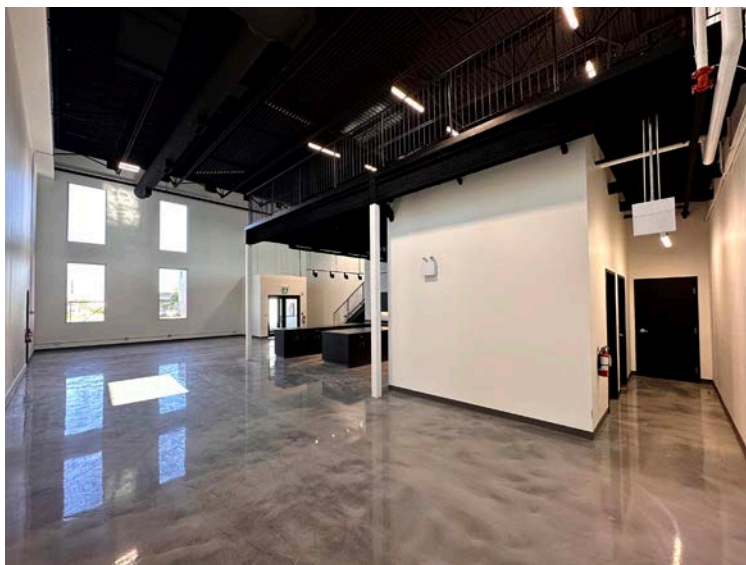
If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!



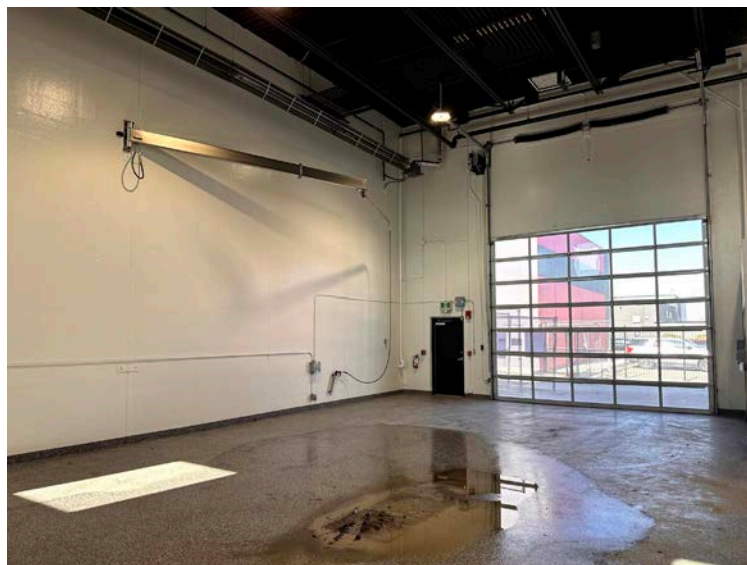
Clubhouse



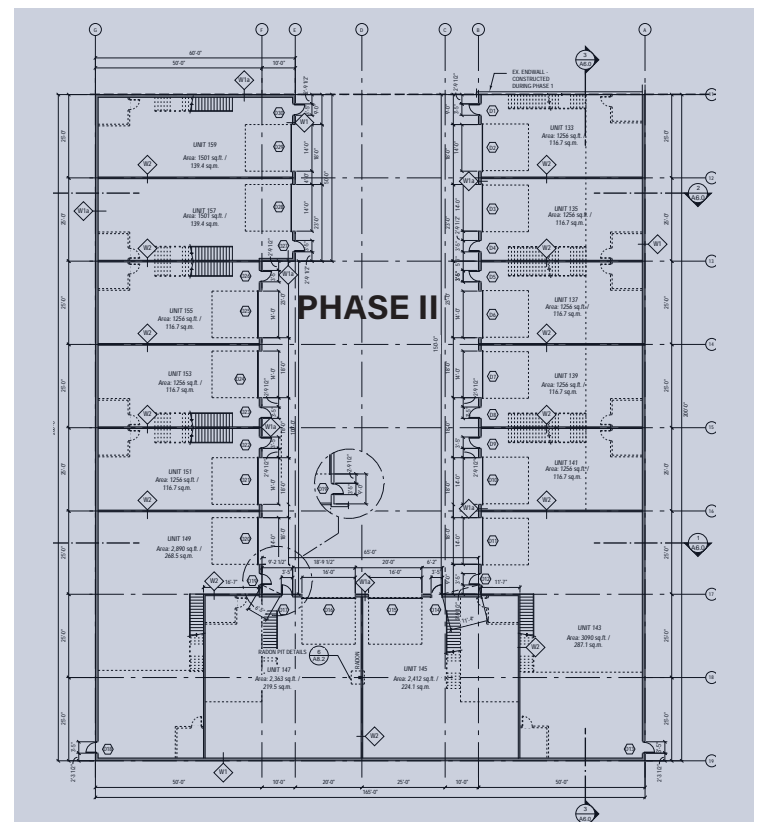
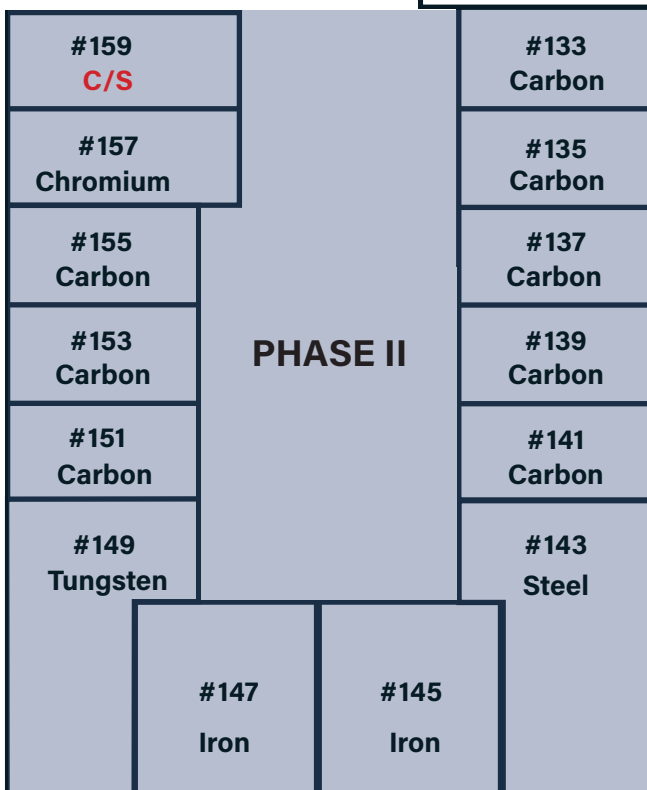
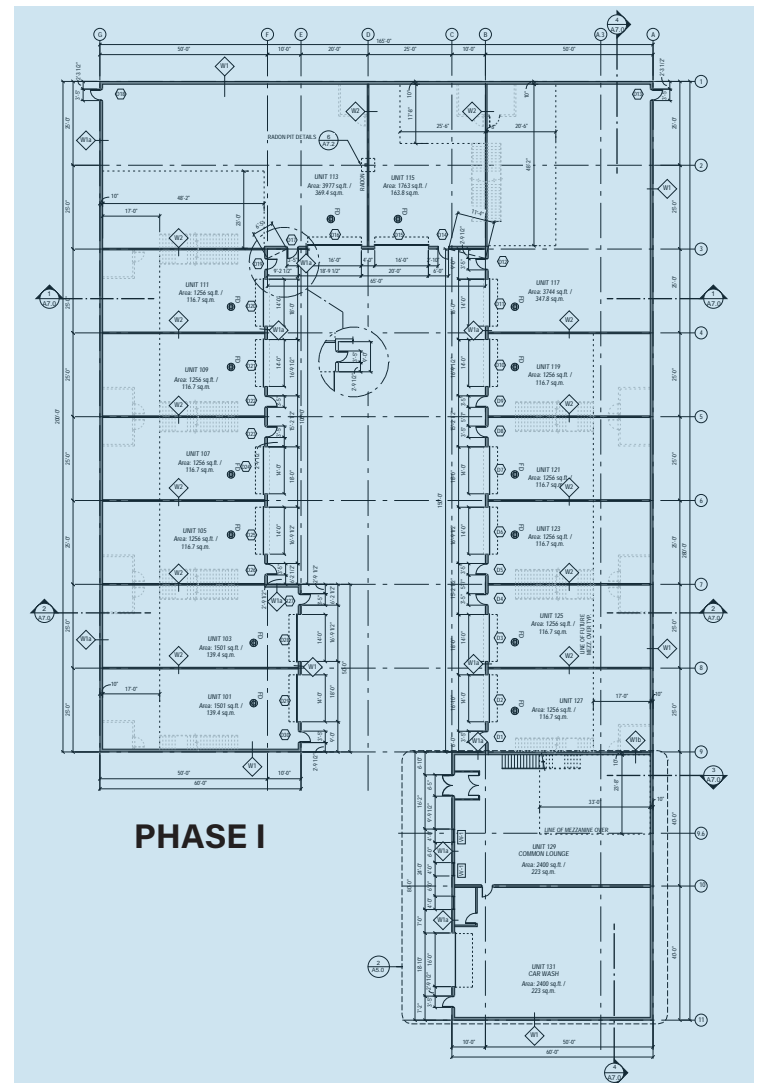
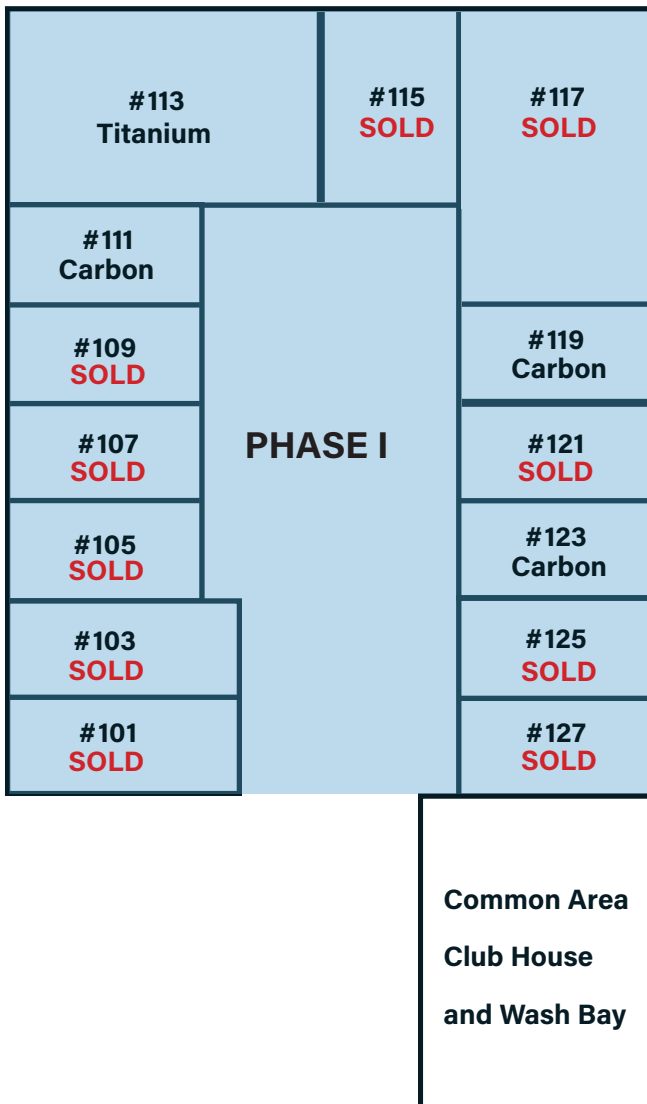
Clubhouse



Clubhouse



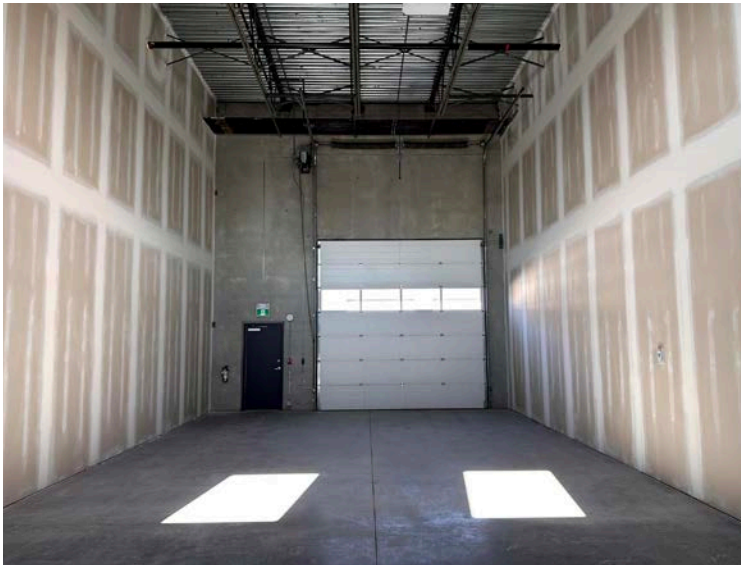
Wash Bay



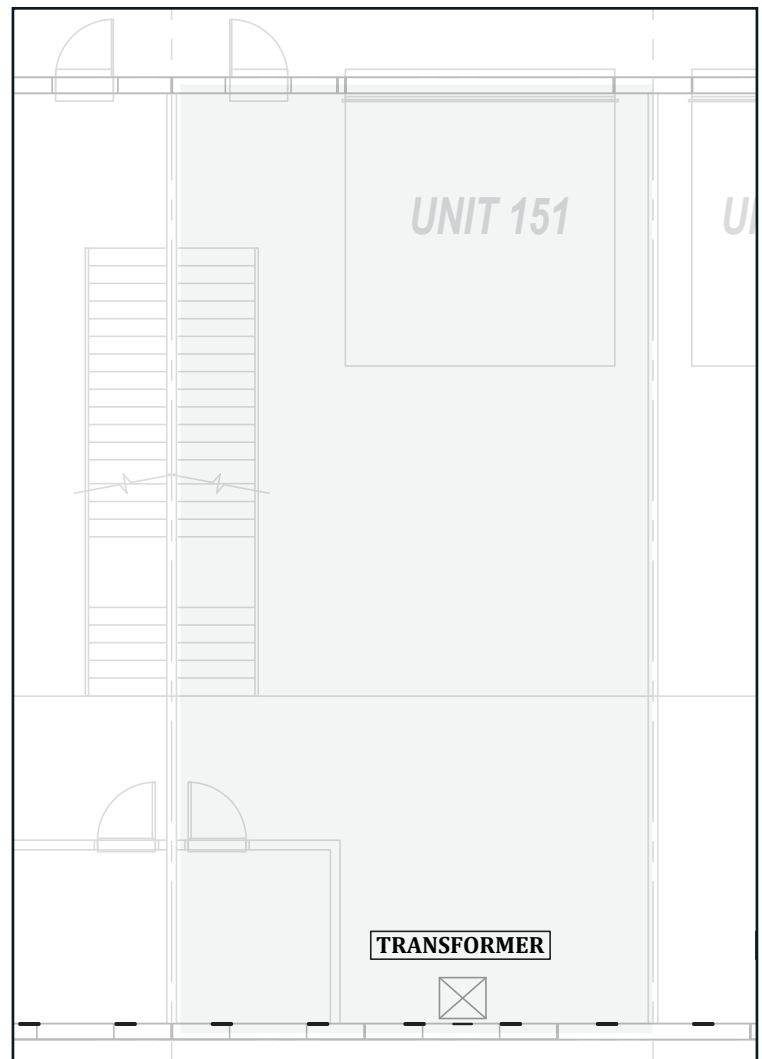
PRICING/COST DETAIL


MANCHESTER
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Condo Unit	Municipal Unit	Model	Size Sq. Ft.	Including Share of Common Area	Tax	Condo Fee (Annual)	Price
1	101	Chromium	1,500	1,642 Sq. Ft.			SOLD
2	103	Chromium	1,500	1,646 Sq. Ft.			SOLD
3	105	Carbon	1,250	1,372 Sq. Ft.			SOLD
4	107	Carbon	1,250	1,372 Sq. Ft.			SOLD
5	109	Carbon	1,250	1,372 Sq. Ft.			SOLD
6	111	Carbon	1,250	1,372 Sq. Ft.	\$8,534.98	\$1,625.18	\$437,500
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.			SOLD
9	117	Platinum	3,750	4,114 Sq. Ft.			SOLD
10	119	Carbon	1,250	1,372 Sq. Ft.	\$8,534.98	\$1,625.18	\$437,500
11	121	Carbon	1,250	1,372 Sq. Ft.			SOLD
12	123	Carbon	1,250	1,372 Sq. Ft.	\$8,534.98	\$1,625.18	\$437,500
13	125	Carbon	1,250	1,372 Sq. Ft.			SOLD
14	127	Carbon	1,250	1,374 Sq. Ft.			SOLD
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.	\$14,712.48	\$3,084.16	\$881,250
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.	\$9,593.67	\$1,939.14	\$562,500
28	159	Chromium	1,500	1,642 Sq. Ft.			C/S



Example Floorplan



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

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

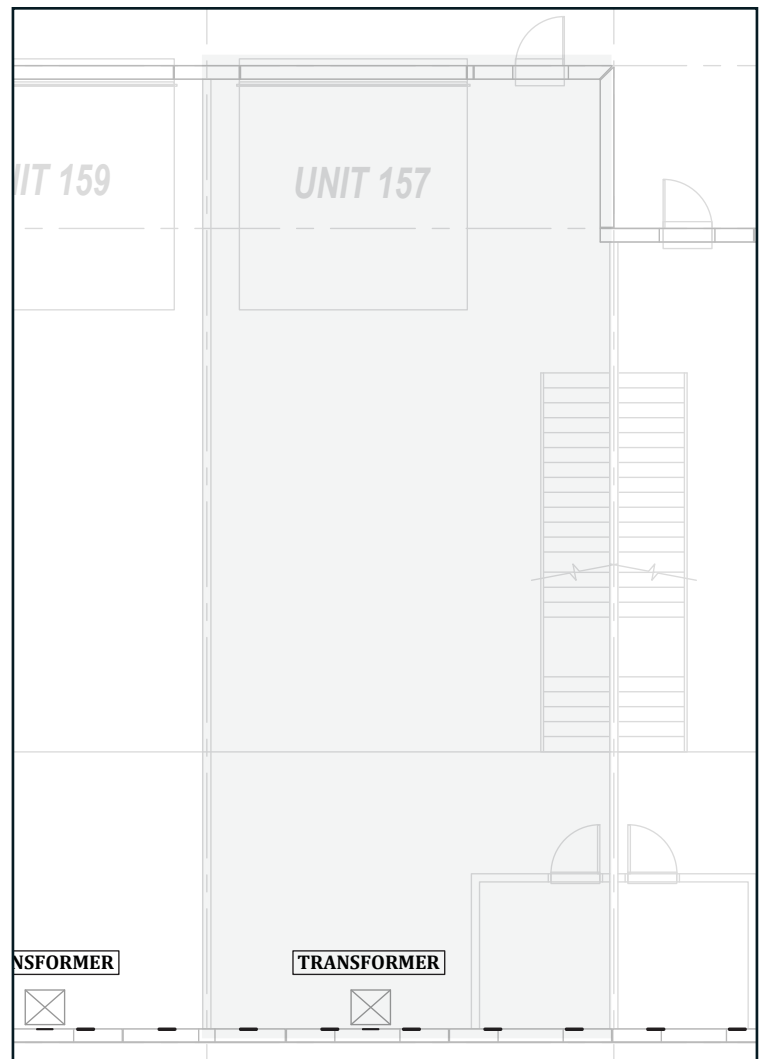
Tax (2025): \$8,534.98

Condo Fees: \$1,625.18 per annum

Price: Starting at \$437,500.00 + GST



Example Floorplan



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

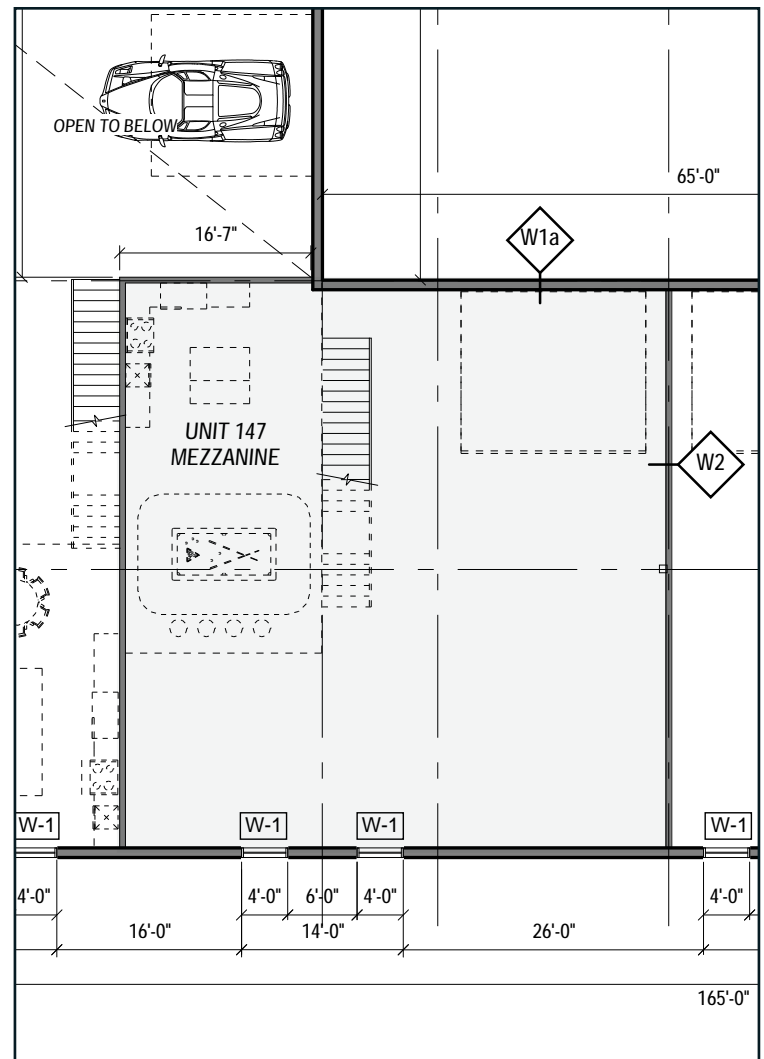
Condo Fees: \$1,939.14 per annum

Price: Starting at \$525,000.00 + GST

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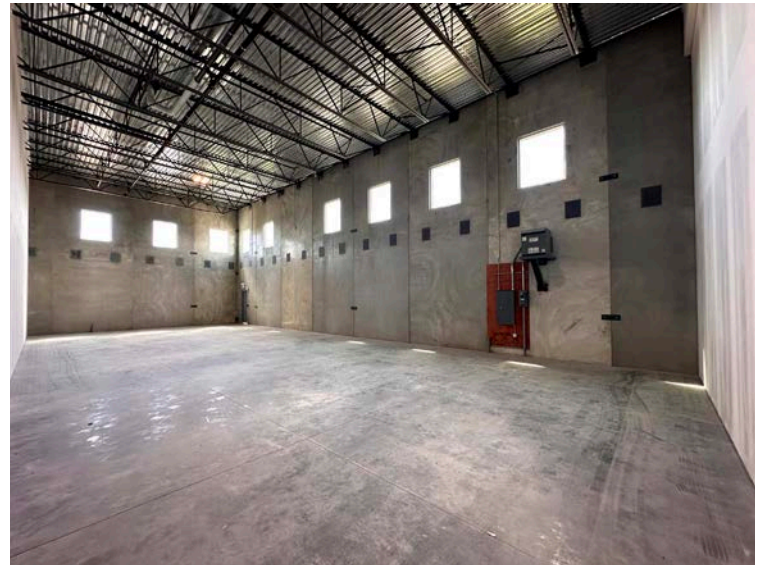
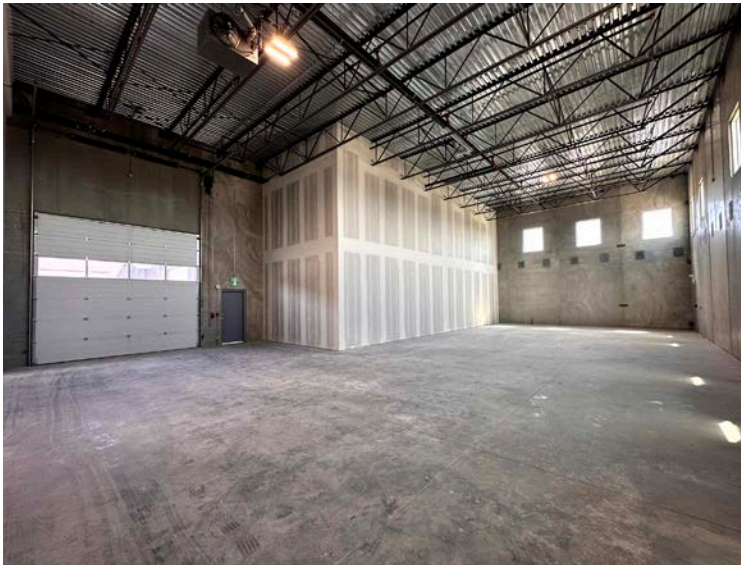
Example Floorplan



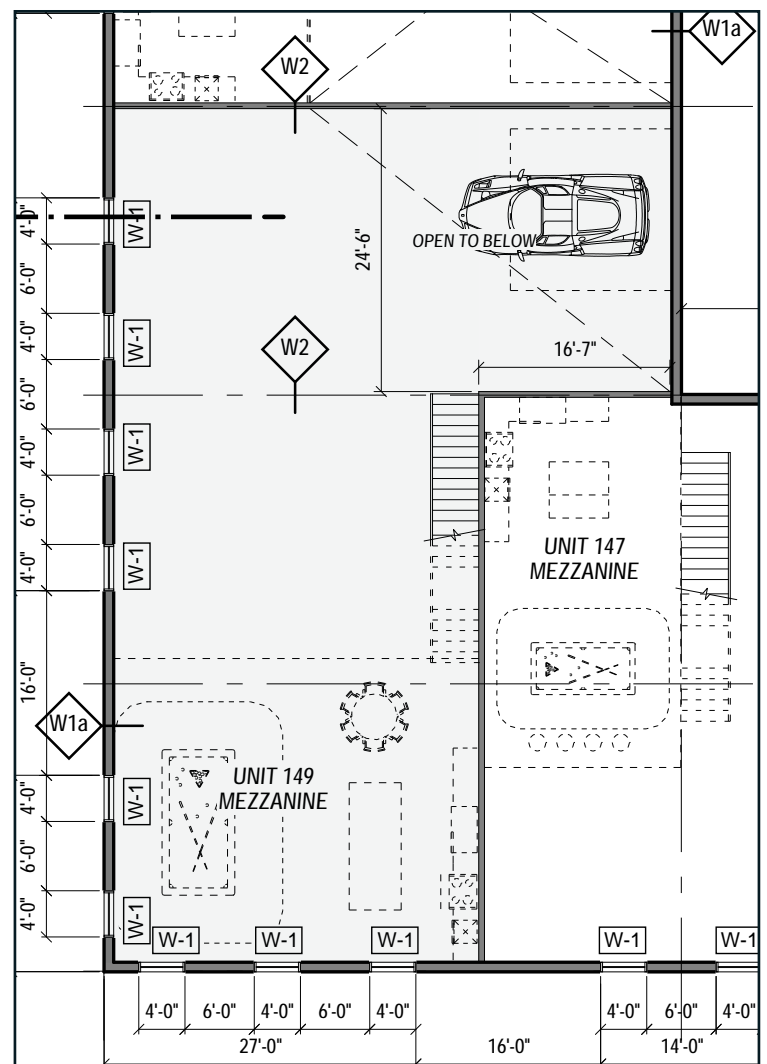
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The Iron

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



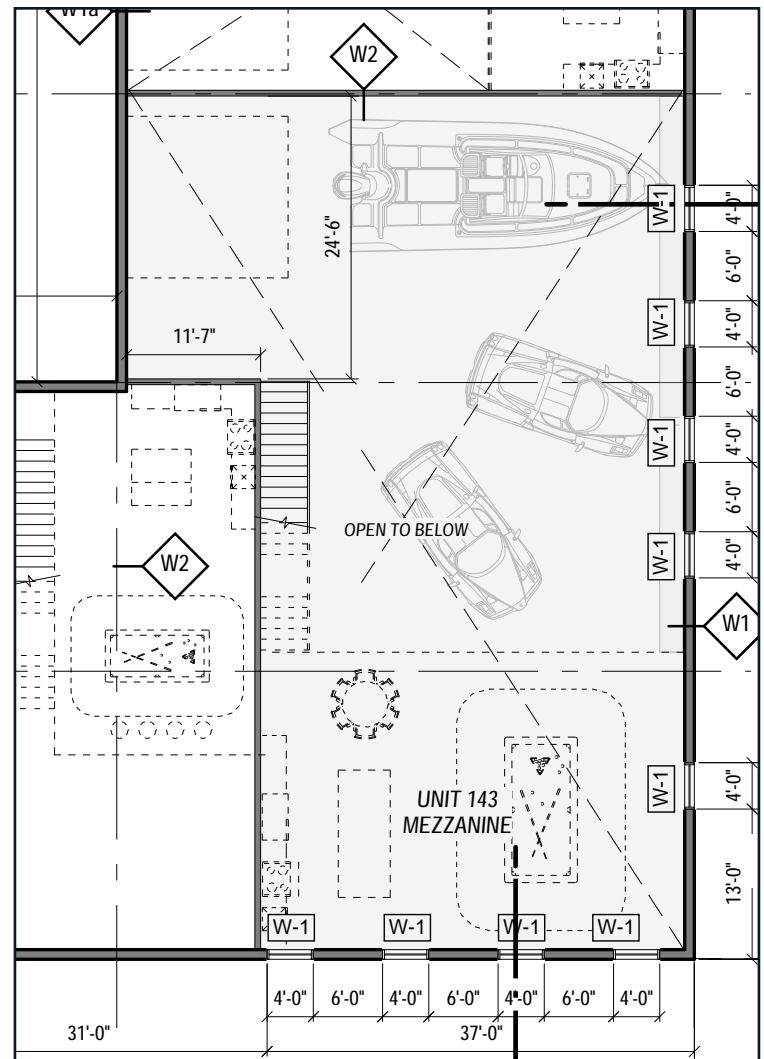
**All lines are approximate. Mezzanine and bathroom buildout not included in base price.*

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



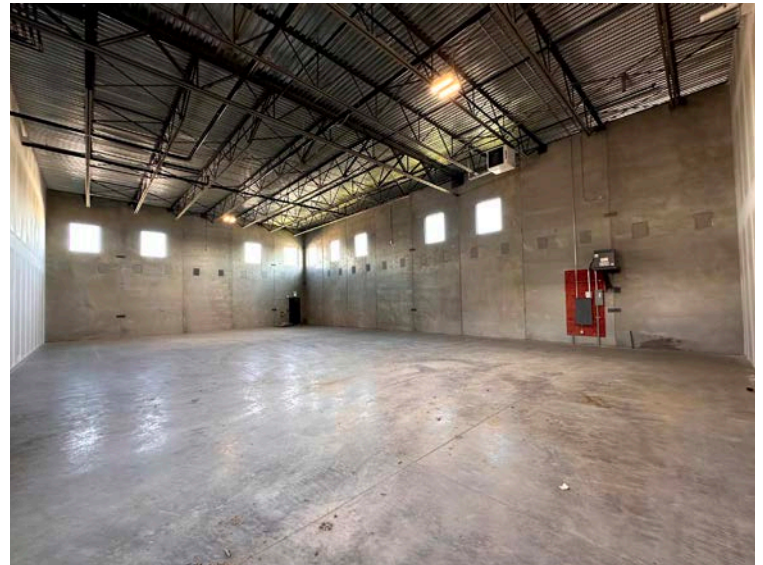
Example Floorplan



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The Steel

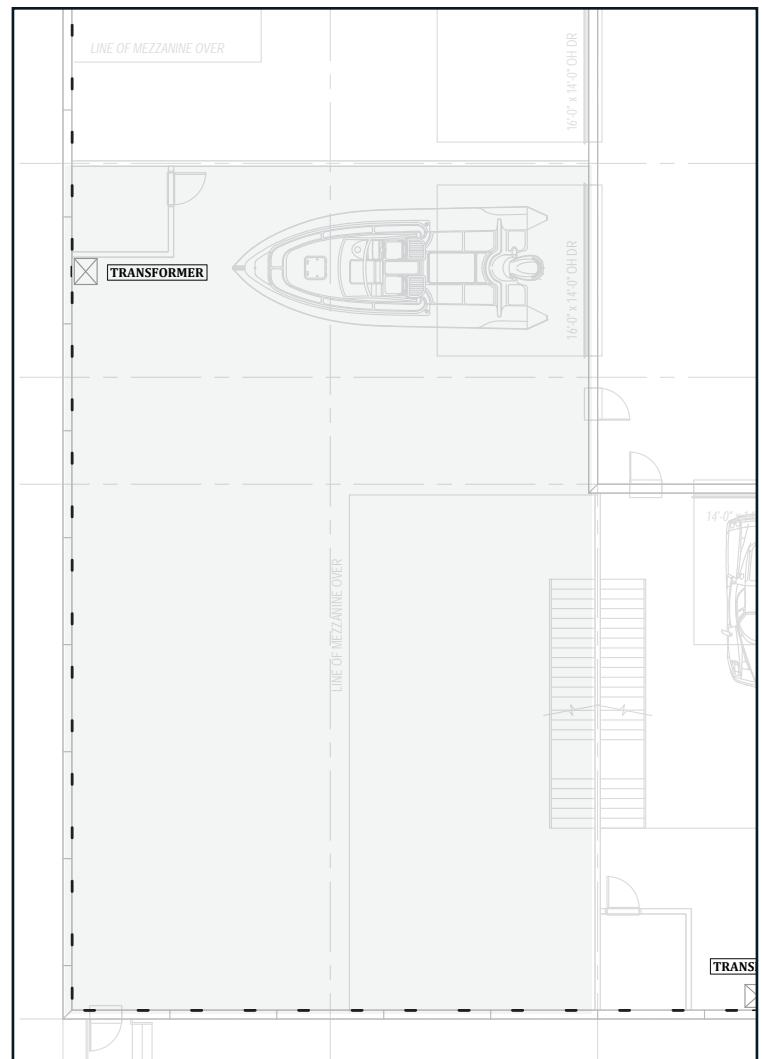
Size:	3,030 Sq. Ft. +/-
Common area	
Gross up size:	3,445 Sq. Ft. +/-
Doors:	14' W x 14' H Overhead Door
Ceiling Height:	22'6" Clear
Windows:	9
Power:	100 AMP Sub Panel
HVAC:	Unit Heater
Tax (2025):	\$19,045.45
Condo Fees:	\$4,062.96 per annum
Price:	Starting at \$1,177,500.00 + GST



Example Floorplan

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



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