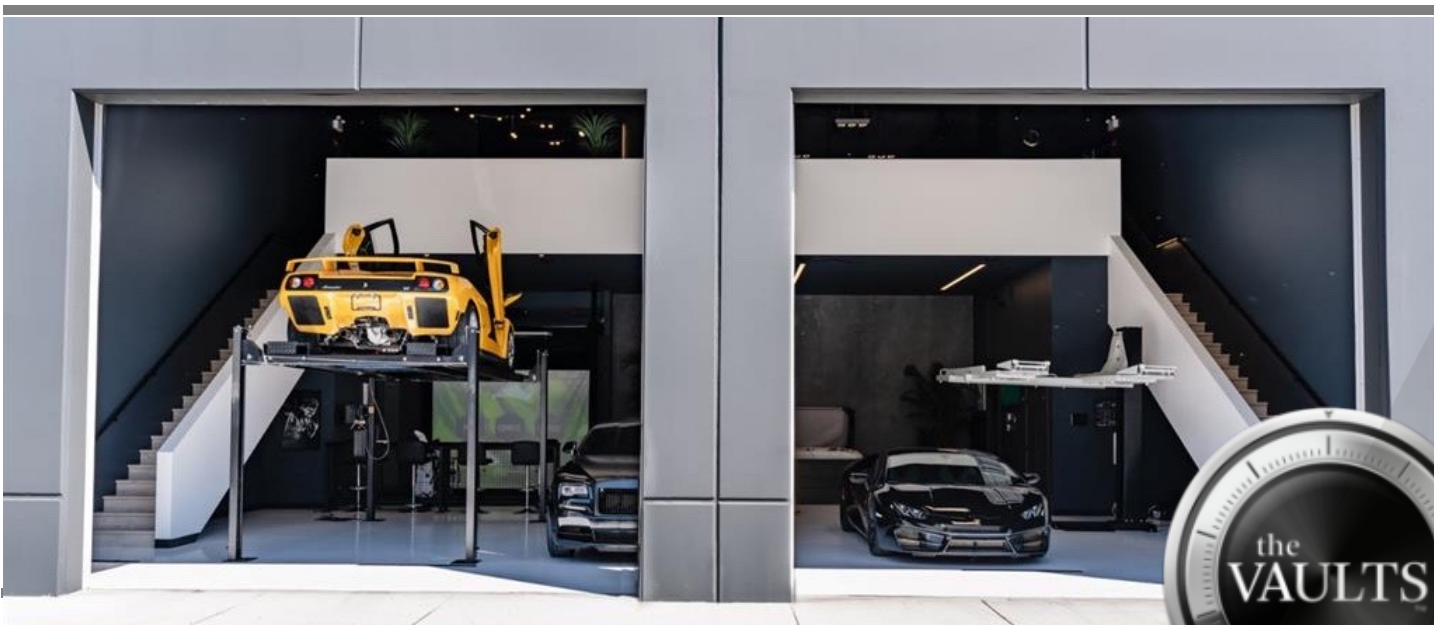


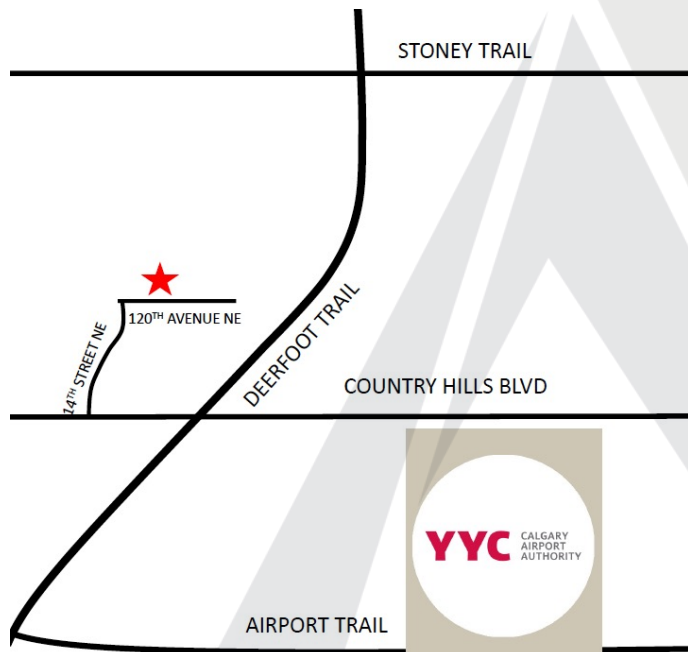
FOR SALE

LUXURY VEHICLE STORAGE & ENTERTAINMENT CONDO



PROPERTY INFORMATION

ASKING PRICE	\$1,399,900 (\$431 psf)
Address:	Unit 46 1750 - 120 AVENUE NE Calgary, Alberta
Land Use Zoning	Industrial General (I-G)
Availability:	Immediately
Unit Size:	3,248 square feet Main 2,344 square feet Upper 904 square feet
Condo Fees:	\$522.11 per month (2025)
Property Taxes:	\$1,135.30 per month (2025)



PARAMOUNT
REAL ESTATE CORPORATION

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FOR SALE LUXURY VEHICLE STORAGE & ENTERTAINMENT CONDO

Welcome to the epitome of luxury storage and entertainment: the finest vault ever conceived. Double the size of its counterparts, With storage for up to 8 cars and or RV space. But it's not just the size that sets it apart; the meticulous attention to detail and luxury finishes genuinely set it apart. As you step inside, the lower level greets you with sleek epoxy floors, complemented by two car lifts for effortless maneuvering. Indulge in relaxation within the 8-person hot tub, with a 3-piece bathroom for convenience. A top-of-the-line GC Hawk golf simulator is perfect for practicing golf all winter, promising endless entertainment and refinement. Venture upstairs via one of two staircases to discover an entertainment haven like no other. Here, a fully equipped kitchen boasting Bosch appliances and a sprawling center island beckons culinary creativity and social gatherings. Whether it's fight night or a weekend retreat, unwind in the comfort of a living room adorned with a state-of-the-art big-screen TV. Should the mood strike, engage in a spirited game of poker, complemented by a dedicated space and a convenient two-piece bathroom. Throughout this extraordinary space, cutting-edge technology seamlessly integrates audio, visual, and security systems, ensuring convenience and peace of mind. If that wasn't enough, there is also a car wash and owners-only exclusive clubhouse for events. For those yearning the pinnacle of luxury living. Contact us today to schedule a private tour and see everything the Vaults offer.



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The Main Floor Plan of The Vault is a detailed architectural drawing showing the layout of the ground floor. The plan is bounded by grid lines 16, 17, and 18 horizontally, and Q, R, and S vertically. Key features include:

- Entrance and Reception:** Located at the top center, featuring a large circular reception area with a central island and surrounding seating.
- Golf Simulator Area:** A large rectangular area on the left side, adjacent to a storage room and a staircase labeled "D-01".
- Hot Tub Area:** A rectangular area in the center-right, featuring a hot tub and surrounding seating.
- Washroom and Laundry:** Located on the right side, including a washroom with two stalls and a laundry room with a washer/dryer (WD) and a linen closet (LC).
- Car Area:** A large open area at the bottom, labeled "CAR AREA OPEN TO ABOVE", with two parking spaces.
- Staircases:** Two staircases are shown, one on the left labeled "UP" and one on the right labeled "UP".
- Dimensions:** The overall width is 7460 units, and the overall depth is 7315 units. Specific room dimensions are provided, such as 4004 for the hot tub area and 305 for the reception island.
- Other Labels:** "LINE OF MEZZANINE ABOVE" is indicated near the hot tub area, and "E-01" is labeled near the bottom left corner.

The plan is oriented with the entrance at the top, and the car area at the bottom. The layout is designed to provide a comfortable and convenient environment for guests.

the
VAULTS

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