



**GRASSROOTS**  
REALTY GROUP

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**123 Montgomery  
Calgary, Alberta**

**MLS # A2234228**



**\$249,000**

**Division:** Montgomery

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Inventory list to be included

Step into ownership of this thriving and stylish caf  ; located on a busy main street in one of the city's most desirable and trendy neighborhoods. Known for its inviting vibe and loyal customer base, this well-established coffee shop has built a solid reputation for quality, consistency, and community charm. Offering a diverse menu of expertly crafted coffees, specialty teas, fresh baked goods, and gourmet sandwiches, this caf  ; caters to both dine-in and takeout customers. The spacious interior features over 40 seats in a modern and open-concept layout with a stylish decor ample natural lights. Whether you're a passionate barista, an investor, or a hospitality entrepreneur, this turn-key operation offers a rare opportunity to own a popular, high-visibility caf  ; in a sought-after location.