



**GRASSROOTS**  
REALTY GROUP

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123 Any Street  
Calgary, Alberta

MLS # A2237348



**\$199,000**

**Division:** Downtown Commercial Core

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

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**Size:** 3,300 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover this inviting and well-established full-service restaurant located in the heart of downtown Calgary. Spanning approximately 3,300 sq. ft., the restaurant offers seating for up to 120 guests and includes 8 dedicated parking stalls—an invaluable feature in the downtown core. Ideally situated in a high-traffic area with thousands of vehicles passing by daily, it’s also just a short walk from Calgary’s +15 skywalk network, ensuring steady foot traffic and excellent visibility. This space has seen numerous recent upgrades, including a new ice maker, dishwasher, and booth seating ideal for private events or corporate functions. The interior features newer furniture, tables, and stylish lighting fixtures, contributing to a modern and welcoming atmosphere. The restaurant is fully equipped with a commercial-grade kitchen featuring a canopy hood, gas range, grill top, deep fryers, walk-in cooler, and walk-in freezer. With a smart and efficient layout, the space maximizes seating without sacrificing comfort, all while maintaining low lease costs—an excellent setup for a profitable business. Whether you choose to continue the existing concept or introduce a brand-new culinary vision, this location offers the flexibility to accommodate dine-in service, takeout, catering, or specialty offerings. Don’t miss this rare opportunity to establish or grow your food and beverage brand in one of Calgary’s most vibrant areas.