



GRASSROOTS
REALTY GROUP

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1732 11 Avenue SW
Calgary, Alberta

MLS # A2253295



\$675,000

Division: Sunalta
Type: Office
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,988 sq.ft.
Zoning: DC (pre 1P2007)

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stucco, Wood Frame

Water: -

Sewer: -

Inclusions: negotiated at time of offer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for office/retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and free parking. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups.