



**GRASSROOTS**  
REALTY GROUP

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**218 Crowchild Trail NW  
Calgary, Alberta**

**MLS # A2255151**

**\$1,350,000**



**Division:** West Hillhurst

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Global Villages

**Bus. Name:** -

**Size:** 3,282 sq.ft.

**Zoning:** C-N1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.15 Acre

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Premium Exposure:** High profile stand-alone commercial building available for sale in a central NW location on a prominent commuter traffic route. City of Calgary traffic counts for this section of Crowchild are 79,000 vehicles per average weekday (2-way traffic count). Static billboards with this type of exposure rent in a range of \$3,300 to \$3,800 per month. This exposure and building branding opportunity will create immediate local brand and location awareness. **Flexible Zoning:** The Commercial Neighbourhood 1 (C-N1) zoning allows for a wide range of permitted uses such as retail, professional (medical & medical adjacent), office, and consumer services. **Property & Layout:** This is an approximately 6,388 SF site with a 2 storey commercial building measuring 2,111 SF above grade (main & 2nd level) plus 1,171 SF lower level space (storage) for a total usable of 3,282 SF. There is a basic storage garage on site. This Subject Property has 10 designated surface parking stalls with additional street parking. The current occupant is a retail business with an open plan on the main level. 2nd level includes additional retail space plus staff kitchen, private office & washroom. The lower level is primarily used for inventory storage. **Note:** The current occupant of the Premises will be relocating so we can accommodate vacant possession for an owner/user. Vacant possession negotiable for 1st Quarter of 2026.