



**GRASSROOTS**  
REALTY GROUP

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**342 14 Street NW**  
**Calgary, Alberta**

**MLS # A2256068**



**\$1,199,000**

**Division:** Hillhurst

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,072 sq.ft.

**Zoning:** C-COR2 f2.8h16

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.09 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Washer, Dryer, Refrigerator

Situated in one of Calgary's most sought-after inner-city communities, this rare property sits prominently on 14 Street NW, one of the city's busiest and most recognizable corridors. Offering exceptional visibility and nonstop foot/vehicle traffic, this property provides unmatched flexibility for a wide range of uses. This is perfect for an owner-user seeking a flagship location or an investor looking for a secure, high-demand asset, as it is surrounded by established amenities, walkable streets, and a vibrant, thriving community. With its unbeatable exposure, steady traffic, and versatile zoning, this property represents a powerful opportunity to position your business or portfolio in the heart of Calgary's urban core.