



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**MLS # A2256867**

**Calgary, Alberta**



**\$1,700,000**

**Division:** Calgary

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,200 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Main Floor  
Furniture/Fixtures (Tables 13, small round table 1, booths 22, chairs 6, child seat 4)  
Speaker System  
Security System (DVR)  
Table Utensils  
Buffet Chafing Dishes (8)  
Utility Carts 1

**A Very Rare Opportunity & Restaurant & Banquet Hall Combination!** Discover an extraordinary commercial opportunity that rarely comes to market & includes with it a beautifully designed bay offering two levels of fully functional space for hospitality, dining, and events. On the Middle Floor, you'll find a fully equipped kitchen, every detail crafted for seamless service and a memorable dining experience. Above, the upper level unfolds into an expansive banquet hall & a truly special venue perfect for weddings, parties, and corporate events. With its elegant design, open floor plan, and ability to host large gatherings, it creates a second income stream and unmatched business versatility. Properties with this dual-use configuration are exceptionally rare. This is more than just a space & it's a chance to own a thriving restaurant and event business model in one location, offering endless growth potential. Whether you're an ambitious restaurateur, an investor, or an entrepreneur with a vision, this is the opportunity of a lifetime to own a commercial bay where Dining Tables (9) with and 20 chairs, Buffet Chafing Dishes (7) with one chair (2), throne booth (1), divider,