



GRASSROOTS
REALTY GROUP

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

110, 138 18 Avenue SE
Calgary, Alberta

MLS # A2262666



\$299,000

Division: Mission
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: Legacy
Bus. Name: -
Size: 1,341 sq.ft.
Zoning: M-H2

Heating: Central
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: none

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Prime opportunity in the heart of downtown! This versatile business condo features two spacious rooms and is perfect for entrepreneurs, professionals or investors. Currently configured for commercial use with office, meeting room and storage space, the unit offers the flexibility to convert into a comfortable residential space, making it ideal for live-work arrangements. Key Features: Located in the vibrant downtown core, close to shops, restaurants, transit, and Stampede ground. Well partitioned rooms suitable for reception, office, board room, studio, or consultation spaces. Kitchen area with sink, counter space and storage. Secure building with heated underground parkade. 1 titled underground parking stall (#50) is included. Ideal for business owners looking to live and work in the same location.