



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2262914**

**Calgary, Alberta**



**\$700,000**

**Division:** Calgary

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,778 sq.ft.

**Zoning:** C-COR2 f3.0h16

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.50 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** see equipment list upon NDA

An excellent opportunity to acquire a well-established and profitable pub located in NW Calgary, positioned in a prime, high-traffic area with close proximity to downtown. This turnkey operation features a welcoming interior, a large licensed patio, and a loyal customer base built over years of consistent service. Offering multiple revenue streams including food, beverage, and stable gaming income, the business delivers strong year-round performance with room for growth under new ownership. Perfect for an experienced operator or investor seeking a proven hospitality business in one of Calgary's most accessible and vibrant corridors.