



**1742 10 Avenue SW  
Calgary, Alberta**

**MLS # A2266683**



**\$1,699,900**

**Division:** Sunalta

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,228 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.11 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Dishwasher, Beverage Refrigerator

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50'  $\times$  100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space — an excellent opportunity for investors, developers or owner-operators. On the main floor you'll find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony — ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint. With its DC zoning, this property is exceptionally flexible — perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.