



GRASSROOTS
REALTY GROUP

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100, 2909 17 Avenue SW
Calgary, Alberta

MLS # A2272508



\$37 per sq.ft.

Division:	Killarney/Glengarry
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	PH3 Salon
Size:	1,303 sq.ft.
Zoning:	MU-1
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable Connected, Natural Gas Connected, Garbage Coll
Parking:	-
Lot Size:	-
Lot Feat:	Corner Lot

Heating:	Central, Natural Gas
Floors:	Tile
Roof:	Flat
Exterior:	Concrete
Water:	Public
Sewer:	Public Sewer
Inclusions:	n/a

Position your business in one of Calgary's most sought-after retail corridors. Located directly across from a newly completed residential tower and on the main floor of a well-established building, this street-front commercial unit offers exceptional visibility and steady foot traffic in a market where well-located, move-in-ready retail spaces are in high demand. Currently operating as an upscale, long-standing hair salon, this space provides a rare turnkey opportunity for another salon or spa—or an ideal chance to start, relocate, or expand your business into a vibrant, destination neighbourhood. Rising construction and build-out costs make fully improved spaces like this especially attractive in today's market. Featuring ****975 sq. ft. of main-floor retail**** with ****direct front-door access onto 17 Avenue SW**** plus ****an additional 328 sq. ft. of secure storage**** conveniently located across the common hallway, the layout is practical, efficient, and designed for both customer flow and staff functionality. Surrounded by established retailers, new residential density, and continuous pedestrian activity, this location offers the stability and visibility that businesses are seeking in Calgary's tight retail environment. A standout opportunity in the heart of the 17th Avenue district.