



GRASSROOTS
REALTY GROUP

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132 17 Avenue NW
Calgary, Alberta

MLS # A2277750



\$799,000

Division: Tuxedo Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 840 sq.ft.

Zoning: DC - Direct Control

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Suburban North office building in Calgary's vibrant 17 Avenue NW corridor. Well-located standalone office building featuring approximately 840 sf of functional space, including renovated basement offices and excellent accessibility to amenities. Property offers high signage exposure, 4 onsite surface parking stalls, and free 2-hour street parking in front. Flexible zoning supports a variety of professional and health-service uses. Walking distance to restaurants, cafés and Kensington/North Hill amenities. Ideal opportunity for owner-users or investors seeking a central office location.