



**GRASSROOTS**  
REALTY GROUP

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**319 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2278936**



**\$499,800**

**Division:** Nolan Hill

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,428 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Brand new second and third floor office units available in a three-storey mixed-use commercial development located in the highly desirable Nolan Hill area of NW Calgary, just minutes from Costco and major retail amenities. These modern office spaces offer excellent exposure, large windows, and flexible layouts ideal for professional users such as law firms, accounting, real estate, immigration, insurance, mortgage brokers, and other business services. The project features ample on-site parking, strong surrounding residential density, and convenient access to major roadways, with completion anticipated by summer/fall 2026, making it an outstanding opportunity for both owner-users and investors in a rapidly growing community.