



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1801 8 Street SW**  
**Calgary, Alberta**

**MLS # A2281793**



**\$1,325,000**

**Division:** Lower Mount Royal

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,328 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Brick, Wood Frame, Wood Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

\*\*\*UNREAL BUILD LOT\*\*\* Situated on a prominent 50' x 120' corner lot in the heart of Lower Mount Royal, this distinctive professional building offers an exceptional opportunity for a wide range of professional or private practices. Ideal for lawyers, accountants, architects and similar users, this well-maintained character two-storey has been thoughtfully converted into seven private offices. Two of the offices are connected by elegant French doors, allowing for a flexible, expanded workspace. Offering over 1,800 sq. ft. of functional space across three levels, the property lends itself equally well to a single-user operation or a collaborative, shared-office environment for multiple services. The main entrance opens into a charming lobby and waiting area, complemented by a kitchenette, two washrooms, and ample storage throughout. Three of the office spaces feature private balconies, while a spacious wraparound veranda enhances the front of the property and adds to its welcoming character. The basement includes a large storage area that could easily be reconfigured into an eighth, generously sized office. At the rear of the property, private parking accommodates up to eight tandem stalls, and a single detached garage provides additional secure storage. Located just one block off vibrant 17th Avenue SW and within walking distance to Downtown, the property offers excellent access to public transit and nearby public parking. In addition to its current use, this site presents outstanding redevelopment potential, with the opportunity to create modern townhomes or live/work units in one of Calgary's most sought-after inner-city neighbourhoods.