



GRASSROOTS
REALTY GROUP

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1859 17 Avenue SW
Calgary, Alberta

MLS # A2289848



\$924,900

Division:	Bankview
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,713 sq.ft.
Zoning:	MU-1 f1.5h13

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Carpet, Vinyl Plank	Based on Year:	-
Roof:	Membrane	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	City Lot, Corner Lot, Landscaped, Low Maintenance Land
Inclusions:	Alarm System with Contract, Dishwasher, Refrigerator, Microwave Hood Fan, Fire Extinguishers		

SPECTACULAR INNER-CITY MIXED-USE COMMERCIAL OPPORTUNITY ON ICONIC 17TH AVENUE SW! Located in the highly sought-after community of Bankview, this MODERN 2-STOREY CORNER UNIT w/BASEMENT offers 1,713 SQ. FT. OF DEVELOPED SPACE designed for MAXIMUM VISIBILITY, FUNCTIONALITY + PROFESSIONAL PRESENCE. Featuring 3 PRIVATE OFFICES, 2 BULLPEN WORKSPACES, 3 TWO-PIECE BATHS, A CONTEMPORARY KITCHENETTE + A PRIVATE PARKING STALL, the layout provides exceptional flexibility for a wide range of business uses. A bright, welcoming foyer finished w/LUXURY VINYL PLANK FLOORING, NEUTRAL PAINT + MODERN LIGHTING sets the tone, while built-in cabinetry enhances organization + efficiency. The first private office sits immediately to your left - ideal for a RECEPTION OR EXECUTIVE OFFICE - while the spacious bullpen further down the hall accommodates multiple desks and is complemented by a full wall of sleek cabinetry. The adaptable design allows the front office to function as a RECEPTION WITH WAITING AREA, or the rear bullpen to serve as a DEDICATED CLIENT LOUNGE, complete w/an accessible two-piece bathroom for clients + staff. Upstairs, SOARING VAULTED CEILINGS & FLOOR-TO-CEILING WINDOWS W/NORTH & EAST VIEWS flood the space w/natural light, enhanced by large roll-down blinds for privacy + light control. The upper level features a second expansive bullpen suitable for multiple workstations, a BOARDROOM CONFIGURATION OR COLLABORATIVE OPEN WORKSPACE — ideal for creative studios, professional services, or corporate office use — along with a 2nd private office + additional two-piece bath. The fully developed basement continues the modern aesthetic w/LARGE WINDOWS + A STYLISH

KITCHENETTE COMPLETE W/ FULL FRIDGE, MICROWAVE + DISHWASHER, plus a 3rd private office w/ access to the utility room. Added highlights include CENTRAL A/C, UPGRADED FIRE SAFETY FEATURES + REAR/SIDE ACCESS FOR STAFF OR DELIVERIES. Perfect for LAW FIRMS, ACCOUNTING OFFICES, AGENCIES, or CREATIVE STUDIOS, this MIXED-USE space adapts effortlessly to professional + client-focused businesses. Boutique retail, WELLNESS STUDIOS, SALONS, + SPECIALTY SHOWROOMS also thrive here, taking full advantage of 17th Avenue SW's HIGH VISIBILITY + foot traffic. Located in one of Calgary's most dynamic commercial corridors, the property offers IMMEDIATE ACCESS to shops, restaurants, transit, and major routes. With the seller OPEN TO LEASING, this RARE OPPORTUNITY provides FLEXIBILITY in a premier urban setting. A RARE BLEND OF LOCATION, VISIBILITY & MODERN DESIGN — LET YOUR BUSINESS THRIVE WHERE CALGARY COMES ALIVE.