



**460 Erin Woods Drive SE  
Calgary, Alberta**

**MLS # A2290719**



**\$2,700,000**

<b>Division:</b>	Erin Woods
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,200 sq.ft.
<b>Zoning:</b>	C-N2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.46 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Paved, See Remarks, Street Lighting
<b>Inclusions:</b>	See remarks		

Click brochure link for more details\*\* This +4,200 SF single-storey freestanding restaurant building sits on a +0.46 acre fully paved and serviced site in the established residential community of Erin Woods in southeast Calgary. Recently renovated with high-end interior finishes and fixtures, the property also features a brand new roof installed in 2025. Designed as an ideal event space with an occupancy load of 150 people, it includes a walk-in freezer and cooler, with kitchen equipment and restaurant fixtures negotiable. The flexible C-N2 zoning allowing for various uses such as Child Care Services (daycare) or Place of Worship (church). Prominently located at the high-traffic corner of Erin Woods Drive and 52nd Street SE, the property offers excellent visibility, strong signage opportunities, ample on-site customer parking, and rear lane access. Convenient access to major transportation routes including Peigan Trail, Deerfoot Trail, Stoney Trail, and 52nd Street SE makes this location easily accessible from across the city.