



**5062 50 Avenue
Stavelly, Alberta**

MLS # A2296652



\$475,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,423 sq.ft.
Zoning:	Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.21 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Fridge, Stove, Washer, Dryer		

Welcome to a truly unique live/work opportunity in the heart of Stavelly — where flexibility, space, and potential come together under one expansive roof. Zoned for commercial use, this property offers incredible versatility for entrepreneurs, tradespeople, or anyone looking to operate a business from home. The front portion of the building features a large, heated shop space with high ceilings — ideal for automotive work, mechanical services, or a wide range of business ventures. With existing workspace areas and office potential, it’s easy to envision this as a fully functional commercial hub. Connected to the shop is a substantial multi-purpose area currently suited for recreation, storage, or further business development, alongside a dedicated workshop space perfect for woodworking or hands-on trades. The scale and layout open the door to countless possibilities — from retail or studio space to service-based operations. At the rear of the property, a spacious residential living area provides comfort and separation from the work environment. The open-concept great room creates a welcoming atmosphere, complemented by three bedrooms, including a primary suite with ensuite and dressing room. Recent appliance upgrades and roof A/C add everyday convenience. Situated on a large lot with additional features like RV parking, outdoor entertaining areas, and flexible exterior space, this property is well-suited for both business operations and personal enjoyment. Whether you’re launching a new venture, expanding an existing one, or seeking the freedom of a live/work lifestyle beyond the bustle of Calgary, this property offers a rare and compelling opportunity to do it all in one place.