



**GRASSROOTS**  
REALTY GROUP

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205, 110 Corner Meadows Manor NE  
Calgary, Alberta

MLS # A2298734



**\$45 per sq.ft.**

<b>Division:</b>	Cornerstone
<b>Type:</b>	Retail
<b>Bus. Type:</b>	Accounting,Bakery,Barber/Beauty,Bed & Breakfast,Clothing ,Commercial ,Fas
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,098 sq.ft.
<b>Zoning:</b>	-

<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>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	List will be provided		

Seize a premier opportunity to establish your brand in one of Calgary's most energetic commercial hubs with this versatile 1,097.5 sq. ft. unit. Perfectly positioned for maximum exposure on the high-traffic Country Hills Blvd, this open-concept space serves as an ideal foundation for a diverse range of ventures, from boutique retail and modern professional offices to trendy cafes and restaurants. Your business will benefit from a massive, built-in customer base provided by the surrounding high-density multifamily residences, while its strategic location—just minutes from Deerfoot Trail and Stoney Trail—ensures effortless city-wide access for both staff and clients. Most importantly, this is a future-proof investment; with a future LRT station coming within walking distance, you are securing a location poised for a significant surge in foot traffic and long-term property value.