



**115, 246 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2299637**



**\$799,000**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,367 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent opportunity to own this 1,350+ sqft retail condo bay in the thriving community of Nolan Hill, NW Calgary. Located on high-traffic Sarcee Trail, this space offers exceptional visibility and is perfect for a wide range of uses, including medical, dental offices, veterinary clinics, restaurants, sport centre, salons, convenience stores, and more. Surrounded by numerous anchor tenants and shopping centres, this prime location is also supported by a growing, high-density residential population from neighbouring communities.