



**250, 318 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2299809**



**\$949,900**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,357 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in the thriving Nolanridge commercial plaza just off Sarcee Trail, this 1,357 sq. ft. retail unit offers an exceptional opportunity for a variety of retail or service-based businesses. The space features a functional, open layout with modern improvements, allowing for efficient operations and a welcoming customer experience. The remainder of the plaza is fully occupied, making this the only available unit, and benefiting from strong daily traffic generated by neighbouring tenants including Petro-Canada, Pro Health Chiropractic, Sarcee Trail Animal Hospital, Affinity Academy (Jiu-Jitsu), and Danscott Studio. Surrounded by established businesses and dense residential growth, the property offers excellent visibility and accessibility. Ideal for boutique retail, personal services, or specialty use, this is a prime opportunity to establish your business in one of NW Calgary's fastest-growing communities. Offered for sale or lease, providing flexible options for both investors and owner-users.