



**GRASSROOTS**  
REALTY GROUP

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**111 Kitchen Street SW  
Calgary, Alberta**

**MLS # A2206401**



**\$299,900**

<b>Division:</b>	Killarney/Glengarry
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Food & Beverage , Restaurant
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,872 sq.ft.
<b>Zoning:</b>	N/A

<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>	TBD		

Turnkey Restaurant Opportunity in Prime SW Calgary Location Discover this impeccably maintained and fully equipped restaurant/pub located in one of SW Calgary's most sought-after areas. Ideal for experienced operators looking to expand or entrepreneurs entering the market at an accessible price point. This versatile 3,800 sq ft (+/-) space offers seating for approximately 150 guests inside, plus an additional 35 on the sunny patio. The well-designed commercial kitchen can support a wide range of culinary concepts—whether you continue with the current pub format or rebrand with your own unique vision. Situated at the intersection of two high-traffic roads, this location enjoys excellent exposure and access. Ample common parking is available, and the area is surrounded by affluent residential neighbourhoods, high-income professionals, and a strong mix of condominiums and rental properties. Opportunities like this don't last—schedule your private tour today to explore the full potential of this outstanding space.