



GRASSROOTS
REALTY GROUP

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709 Edmonton Trail NE
Calgary, Alberta

MLS # A2226970



\$1,788,888

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|--------------------|--|
| Division: | Crescent Heights |
| Type: | Mixed Use |
| Bus. Type: | Bar/Tavern/Lounge, Commercial ,Fast Food,Pizza,Professional Service,Profes |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 2,000 sq.ft. |
| Zoning: | DC (pre 1P2007) |

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|------------------|-------------------------|-----------------------|---|
| Heating: | Forced Air, Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Flat, Membrane | Utilities: | Cable Internet Access |
| Exterior: | Brick | Parking: | - |
| Water: | Public | Lot Size: | 0.07 Acre |
| Sewer: | Public Sewer | Lot Feat: | Back Lane, Level, Near Public Transit, Near Shopping Ce |

Inclusions: 2 RO SYSTEM, 3 FRIDGES, 2 DISHWASHER, WASHER, DRYER, WALK IN COOLER, BEER COOLING LINES, AUTOMATIC WINDOW COVERINGS, ALARM SYSTEM, FOB SYSTEM, SHED 6 BAR STOOLS, 3 BAR TABLES, 5 ATTACHED TVS

Charming and versatile, this beautifully restored heritage mixed-use building in the heart of Crescent Heights blends historic character with modern upgrades, making it an exceptional opportunity for a boutique caf  , trendy bakery, stylish office, or creative retail space. Boasting approximately 2,000 sq. ft. over two levels, the main floor features soaring 11-foot original tin ceilings, expansive floor-to-ceiling sound-rated windows, and both front and rear entrances. Previously a licensed restaurant/bar, it still offers four glycol-chilled beer/kombucha lines connected to a walk-in cooler in the spacious basement, along with a bathroom, generous storage, and on-demand hot water. The upper level is a completely private, professional-grade office suite with two secure entrances, roll-down shutters, three large offices, an impressive boardroom, and a full bathroom with shower, washer, and dryer. The former commercial kitchen has been converted into a cozy back office, with rough-in gas and plumbing still in place for easy conversion. With 200-amp power, high visibility, over 3,000+ daily foot traffic, and 5–6 dedicated rear parking stalls, this rare gem is the perfect fusion of old-world charm and modern functionality — ideal for anyone looking to thrive in Calgary’s vibrant inner city.