



GRASSROOTS
REALTY GROUP

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MLS # A2228230

Calgary, Alberta



\$1,699,900

Division:	Calgary
Type:	Business
Bus. Type:	Arts and Entertainment
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,520 sq.ft.
Zoning:	MU-2 f3.0h23

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

This well-maintained, free-standing two-storey commercial building is located in the heart of the vibrant Marda Loop community. Built in 2014, the property offers 2,520 square feet above grade, with additional basement space that can be used for storage or into rentable space. Zoned MU-1 (Mixed Use - General), it's an excellent opportunity for conversion into professional offices such as an accounting firm, law practice, or other commercial uses. The upper level is currently leased to long-term tenants, providing stable rental income. Situated in a high income community, easily accessible location, this property offers both flexibility and strong investment potential. Annual property taxes for 2025 are \$23,356.61. All tours are by appointment only.