

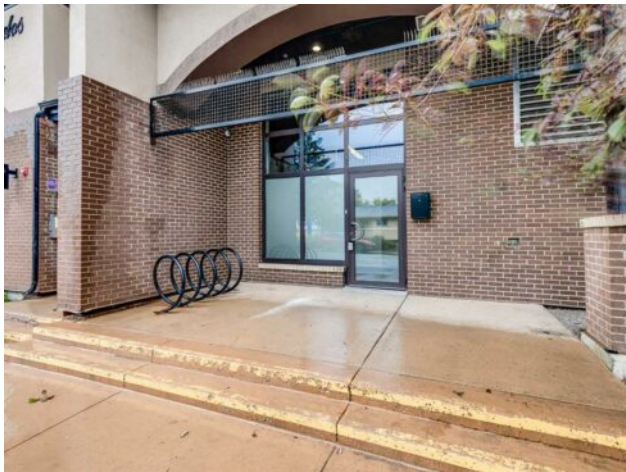


**GRASSROOTS**  
REALTY GROUP

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**140, 5430 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2234242**



**\$35 per sq.ft.**

**Division:** Penbrooke Meadows

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Bella Casa

**Bus. Name:** -

**Size:** 980 sq.ft.

**Zoning:** C-COR2 f3.0h23

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Clothes Washer, Clothes Dryer

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring: \*Three private rooms \*One oversized office or executive suite \*Modern finishes throughout \*Freshly updated flooring, paint, and fixtures \*Efficient layout with reception area and waiting space\* The property comes with \*3 heated client parking stalls\*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. \*\*Available for Sale or Lease.\*\* Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.