

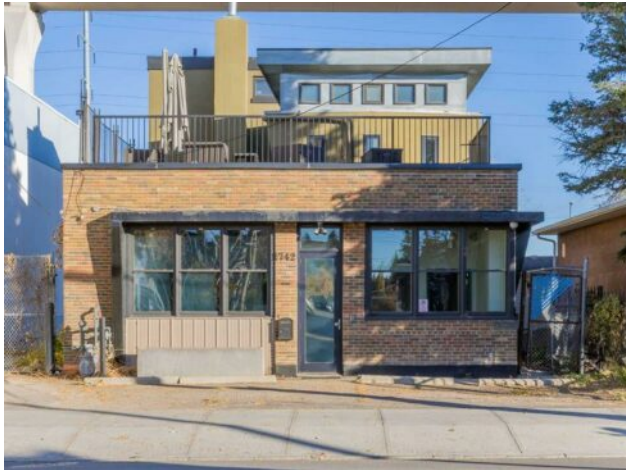


GRASSROOTS
REALTY GROUP

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1742 10 Avenue SW
Calgary, Alberta

MLS # A2266683



\$1,699,900

Division: Sunalta

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,228 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: Dishwasher, Beverage Refrigerator

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50' x 100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space — an excellent opportunity for investors, developers or owner-operators. On the main floor you'll find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony — ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint. With its DC zoning, this property is exceptionally flexible — perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.