



**GRASSROOTS**  
REALTY GROUP

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5,9,15, 1015 Centre Street NW  
Calgary, Alberta

MLS # A2277781



**\$749,500**

**Division:** Crescent Heights

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,355 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Fridge, stove and all fixtures.

A rare opportunity to acquire 2,355 sqft of main-floor space condominium space in a highly visible inner-city location along Centre Street, benefiting from exposure to over 70,000 daily commuters. The offering comprises three separately titled condo units, to be sold together, within a solid and well-maintained concrete building in the established community of Crescent Heights. The property is suitable for a wide range of uses including retail, daycare/child care, professional offices (legal, accounting, medical), religious assembly or place of worship, and community services. Features include convenient side and rear access, low condominium fees, and three assigned heated underground parking stalls, one of which is oversized and can accommodate two compact vehicles (up to four parking spaces total). The site offers excellent access to public transit, is minutes from downtown, and represents a compelling opportunity for owner-occupiers or investors seeking long-term value in a prime central location. Private showings available by appointment only.