

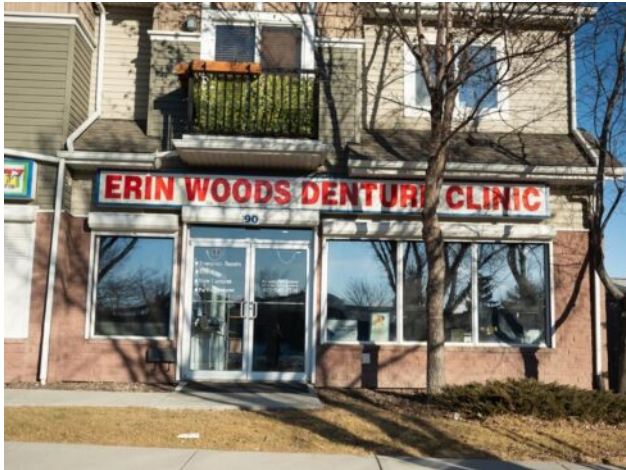


GRASSROOTS
REALTY GROUP

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90 Erin Woods Court SE
Calgary, Alberta

MLS # A2281822



\$315,000

Division: Erin Woods

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 894 sq.ft.

Zoning: Retail

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Outstanding opportunity to own a retail/office condo in an established SE Calgary node, perfectly positioned near the busy intersection of Peigan Trail and 36 Street SE in the heart of the Erin Woods community. This well-located unit offers 913 SF of versatile space ideal for retail operations, consumer services, office professionals, or light storage. The functional layout features single-level accessibility and benefits from one titled parking stall plus six additional dedicated retail parking spaces—a significant advantage for both customers and staff. Excellent exposure and traffic flow in a high-visibility retail center make this an ideal owner-user property or investment. Convenient transit access, surrounding residential density, and proximity to major roads support strong long-term demand. Don't miss this chance to secure affordable commercial condo ownership with flexibility for a wide range of business uses.