



**GRASSROOTS**  
REALTY GROUP

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53, 3131 27 Street NE  
Calgary, Alberta

MLS # A2293364



**\$799,000**

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,454 sq.ft.

Zoning: C-COR3 f1.0h12

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Exceptional opportunity to own a premium 1,454 sq. ft. commercial retail space in a busy Northeast Calgary plaza. The unit features high-end interior finishes including elegant tile flooring, modern lighting, and an open-concept layout with impressive ceiling height and large storefront windows providing excellent natural light and visibility. The space also includes an oversized washroom and a versatile configuration suitable for a wide range of retail, boutique, showroom, or professional service uses. Surrounded by established businesses and benefiting from strong customer traffic, the property offers excellent accessibility with quick access to Deerfoot Trail and close proximity to major amenities including Sunridge Mall and Peter Lougheed Centre. Ample on-site parking makes this an excellent opportunity for both owner-users and investors.