



GRASSROOTS
REALTY GROUP

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**5062 50 Avenue
Stavelly, Alberta**

MLS # A2296652



\$475,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,423 sq.ft.
Zoning: Commercial

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: 0.21 Acre
Sewer: -	Lot Feat: -
Inclusions: Fridge, Stove, Washer, Dryer	

Welcome to a truly unique live/work opportunity in the heart of Stavelly — where flexibility, space, and potential come together under one expansive roof. Zoned for commercial use, this property offers incredible versatility for entrepreneurs, tradespeople, or anyone looking to operate a business from home. The front portion of the building features a large, heated shop space with high ceilings — ideal for automotive work, mechanical services, or a wide range of business ventures. With existing workspace areas and office potential, it’s easy to envision this as a fully functional commercial hub. Connected to the shop is a substantial multi-purpose area currently suited for recreation, storage, or further business development, alongside a dedicated workshop space perfect for woodworking or hands-on trades. The scale and layout open the door to countless possibilities — from retail or studio space to service-based operations. At the rear of the property, a spacious residential living area provides comfort and separation from the work environment. The open-concept great room creates a welcoming atmosphere, complemented by three bedrooms, including a primary suite with ensuite and dressing room. Recent appliance upgrades and roof A/C add everyday convenience. Situated on a large lot with additional features like RV parking, outdoor entertaining areas, and flexible exterior space, this property is well-suited for both business operations and personal enjoyment. Whether you’re launching a new venture, expanding an existing one, or seeking the freedom of a live/work lifestyle beyond the bustle of Calgary, this property offers a rare and compelling opportunity to do it all in one place.