



MLS # A2298953

Calgary, Alberta

\$269,000



Division:	Calgary
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,338 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	SEE EQUIPMENT LIST		

Step into a turnkey opportunity in one of Calgary's most desirable residential pockets—this Indian restaurant is perfectly positioned to capture steady, everyday demand from the surrounding community. With a constant flow of customers from nearby multi-family homes, this location offers what every buyer wants: built-in traffic, repeat business, and strong local exposure. The busy plaza—anchored by a gas station and daily-need retailers—keeps the momentum going from morning to night. Inside, the restaurant is thoughtfully set up with dine-in seating, creating a welcoming space for families and regular guests. The fully equipped kitchen includes an 18-foot canopy, walk-in cooler, and walk-in freezer, allowing you to operate efficiently and handle high volumes from day one—no major setup needed. The liquor license adds an immediate boost to revenue potential, giving you the ability to increase margins and enhance customer experience. Whether you're an experienced operator or a first-time buyer looking for a strong start, this business offers stability, growth potential, and the kind of location that's hard to find.