



**GRASSROOTS**  
REALTY GROUP

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250, 318 Nolanridge Crescent NW  
Calgary, Alberta

MLS # A2299809



**\$949,900**

Division: Nolan Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,357 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the thriving Nolanridge commercial plaza just off Sarcee Trail, this 1,357 sq. ft. retail unit offers an exceptional opportunity for a variety of retail or service-based businesses. The space features a functional, open layout with modern improvements, allowing for efficient operations and a welcoming customer experience. The remainder of the plaza is fully occupied, making this the only available unit, and benefiting from strong daily traffic generated by neighbouring tenants including Petro-Canada, Pro Health Chiropractic, Sarcee Trail Animal Hospital, Affinity Academy (Jiu-Jitsu), and Danscott Studio. Surrounded by established businesses and dense residential growth, the property offers excellent visibility and accessibility. Ideal for boutique retail, personal services, or specialty use, this is a prime opportunity to establish your business in one of NW Calgary's fastest-growing communities. Offered for sale or lease, providing flexible options for both investors and owner-users.