



GRASSROOTS
REALTY GROUP

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41, 3132 26 Street NE
Calgary, Alberta

MLS # A2310367



\$549,000

Division: Sunridge

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,804 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Bright, flexible space ideal for both office and boutique retail uses, featuring large windows, abundant natural light, and a rare private rooftop patio with sliding door access. A unique opportunity for businesses seeking privacy, natural light, and an elevated client experience with indoor-outdoor. ***Key Benefits: Exclusive rooftop space – perfect for client-facing or lifestyle businesses | Private entrance (shared by only 3 tenants) + exclusive washrooms | Strong signage opportunities (front door + podium) | Quiet, professional 2nd-floor setting with retail visibility potential. ***Ideal Uses: Professional offices (lawyer, accountant, consulting, real estate) | Wellness & health (physio, massage, psychology, nutrition) | Beauty & personal care (med spa, aesthetics, hair studio, skincare) | Boutique fitness (yoga, Pilates, personal training studio) | Creative studios (photography, design, architecture) | Specialty retail/showroom (home décor, fashion, bridal, gallery) | Education/training (tutoring, language, workshops).