



GRASSROOTS
REALTY GROUP

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**B3UA, 64 Homestead Gate NE
Calgary, Alberta**

MLS # A2325938



\$405,000

Division: Homestead

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 900 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Accounting Office - Upper Level Brand new shell commercial unit in Homestead's first commercial complex of its kind, offering an excellent opportunity to establish an accounting or professional office (accountant, bookkeeping, tax services, or financial advisory) in a rapidly expanding residential community. This unit is ideally suited for professional office use, subject to all required municipal approvals. The space is delivered in blank shell condition, providing a flexible open layout of approximately 900 sq ft (if applicable) designed for full occupant customization. Ideal for creating a professional office environment with reception, private offices, meeting space, and efficient back-office workflow tailored to financial and advisory services. Excellent frontage along the main commercial corridor provides strong visibility and signage exposure, capturing consistent traffic from the surrounding and continuously growing residential neighbourhood. As part of the first commercial node of its kind in the area, this location offers early positioning within a growing and underserved professional services market. Ample on-site parking ensures convenient access for clients and staff, supporting appointment-based traffic and day-to-day operations. The surrounding community continues to experience rapid residential growth, increasing demand for essential professional services such as accounting, tax preparation, and financial planning. A strong opportunity for professionals seeking a well-positioned, high-visibility office location in a newly established commercial hub with long-term growth potential. Square Footage is flexible based on availability, if your clients are interested in a unit smaller/large than listed.