



GRASSROOTS
REALTY GROUP

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**380, 198 Nolanridge Crescent NW
Calgary, Alberta**

MLS # A2329757



\$495,900

Division: Nolan Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Nolan Hill Tower

Bus. Name: -

Size: 1,146 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare opportunity at Nolan Hill Tower, a premier mixed-use commercial condominium unit, located at 198 Nolanridge Crescent NW, Calgary. Only 10 units remain, offering centralized cooling, excellent exposure along Sarcee Trail and the flexibility to accommodate a wide range of professional and commercial uses, including accounting, medical specialties, legal services, mortgage brokerage, insurance, financial advisory, engineering, consulting, real estate, immigration services and more. Available spaces range from approximately 1,146 sq. ft. to a combined 12,000 sq. ft., providing flexible options for businesses of various sizes. Strategically positioned within a high-density, rapidly growing area, the property is surrounded by major shopping centres and the communities of Nolan Hill, Glacier Ridge, Evanston, Sage Hill, Kincora, Symons Valley, Citadel and The Hamptons. An excellent opportunity for owner-users and investors seeking high-exposure commercial space in Calgary's growing northwest. Multiple configurations and unit sizes are available. Uses are subject to condominium bylaws and municipal approvals.