



GRASSROOTS
REALTY GROUP

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1732 11 Avenue SW
Calgary, Alberta

MLS # A2186909



\$699,998

Division:	Sunalta
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Blue Ocean
Bus. Name:	-
Size:	1,988 sq.ft.
Zoning:	DC-22Z2004

Heating:	Floor Furnace, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscaping
Inclusions:	Negotiated		

ATTENTION INVESTORS, DEVELOPERS, BUSINESS OWNERS - NO CONDO FEES! Discover a rare opportunity in Downtown Calgary community in Sunalta to own a versatile office/retail property zoned as direct control (DC22Z2004), just steps from the LRT Station and New Community Hub/Park. This 1909 character building is on a 25' x 130' lot offers 1988sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for Office/Retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement unit with a private entrance and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and **FREE PARKING**. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups — don't miss this opportunity!