

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3712 8 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale


**Location**  
Calgary, Alberta



**Listing ID:**  
26589

**MLS ID:**  
A2158824

**\$5,399,000**



 **BRETT TURNER**  
 (403) 407-1903

 Real Broker  
 855-623-6900

 3712 8 Avenue SW, Calgary , Alberta T3C 0G2

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

8

**Zoning**

MU-1 f3.0h22

**Subdivision**

Spruce Cliff

**Year Built**

2023

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2566GQ

**Building Area (Sq. Ft.)**

32000.00

**Building Area (Sq. M.)**

2972.87

**Lot Size (Sq. Ft.)**

32000

**Lot Size (Acres)**

0.73

**Lot Features**

Corner Lot,Near Shopping Center,Level,Near Golf Course,Near Public Transit

**Access to Property**

Direct Access,Lane,Major Shopping Center,On Major Traffic Route,Public Transportation Nearby

**Inclusions**

none

**Restrictions**

Underground Utility Right of Way

**Reports**

Aerial Photos,Land Survey,RPR with Compliance

Fully consolidated Mixed use site 32,000 ft2 total. Land Use M-U1 FAR 3.0 H22. Shopping and C-train directly across the street. The Bow trail corridor connects the affluent west Calgary suburbs to the downtown core, making this site an excellent mixed use commercial residential opportunity.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.