

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.

1732 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta


Listing ID:
27274

MLS ID:
A2186909

\$699,998



 **MAXINE MORRISON**
 (403) 615-9443

 Royal LePage Benchmark
 403-253-1901

 1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

97

Zoning

DC

Subdivision

Sunalta

Building Type

Commercial Mix,Free-Standing,Home-Based,Low Rise (2-4 stories),Mixed Use,Office Building,Old Time,Retail,Street Level Storefront

Year Built

1909

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

5380V

Building Area (Sq. Ft.)

1988.22

Building Area (Sq. M.)

184.71

Lot Size (Sq. Ft.)

3250

Lot Size (Acres)

0.07

Construction Type

Stucco,Wood Frame

Roof

Asphalt Shingle

Foundation

Block

Cooling

Central Air,ENERGY STAR Qualified Equipment

Heating

Floor Furnace,Natural Gas

Lot Features

Back Lane,Landscaped,Level,Low Maintenance Landscape,Near Public Transit

Commercial Amenities

Boardroom,Kitchen,Laundry Facility,Lunchroom,Shower,Storage,Storefront

Access to Property

Back Alley Access,Direct Access

Inclusions

Negotiated

Restrictions

None Known

Reports

Appraisal,Floor Plans,Property Inspection,RPR

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 (DC), 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 (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, 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!

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.