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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**
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 Royal LePage Benchmark
 403-253-1901

 1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

20

Zoning

DC (pre 1P2007)

Subdivision

Sunalta

Building TypeCommercial 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

CoolingCentral Air,ENERGY STAR Qualified
Equipment**Heating**

Floor Furnace,Natural Gas

Lot FeaturesBack Lane,Low Maintenance
Landscape,Landscaped,Level,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

ReportsAppraisal,Floor Plans,Property
Inspection,RPR

Why lease when you can own, and build equity for your business? 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 Heritage 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 professional services, creative industries, wellness industry, rental income or live-work setups —don't miss this opportunity!

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