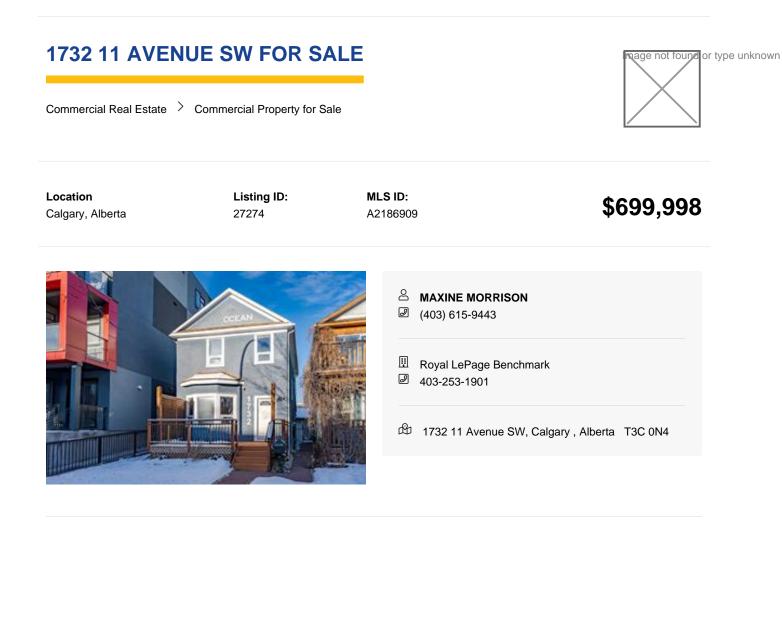


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Transaction Type For Sale

**Zoning** DC

Year Built 1909

Property Sub Type Retail

Building Area (Sq. M.) 184.71

Construction Type Stucco,Wood Frame

Cooling Central Air,ENERGY STAR Qualified Equipment

**Commercial Amenities** Boardroom,Kitchen,Laundry Facility,Lunchroom,Shower,Storage,Storefront

Restrictions None Known Title Fee Simple

Subdivision Sunalta

Structure Type Low Rise (2-4 stories)

**Legal Plan** 5380V

Lot Size (Sq. Ft.) 3250

Roof Asphalt Shingle

Heating Floor Furnace,Natural Gas

Access to Property Back Alley Access,Direct Access

Reports Appraisal,Floor Plans,Property Inspection,RPR Days On Market 97

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

Property Type Commercial

Building Area (Sq. Ft.) 1988.22

Lot Size (Acres) 0.07

Foundation Block

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

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 (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!

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