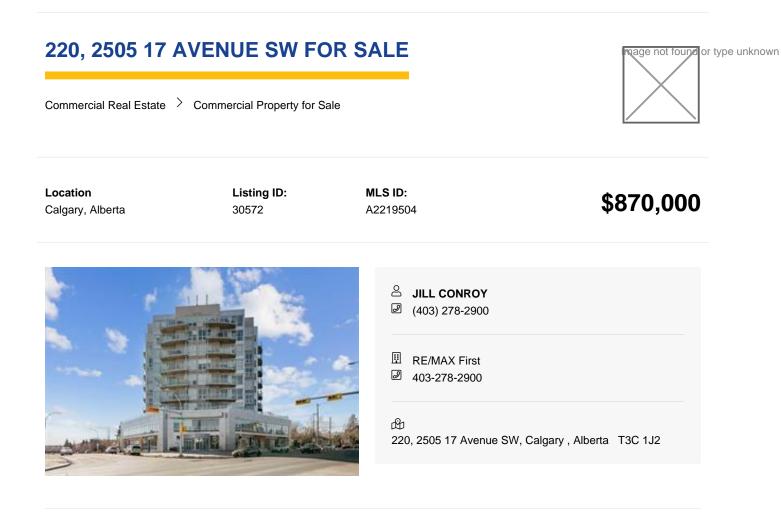


Generated: May 18, 2025, 23:26:17

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Transaction Type	Days On Market	Zoning
For Sale	4	C-COR1
Subdivision	<b>Building Type</b>	<b>Year Built</b>
Richmond	High Rise	2011
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1112593	1877.00	174.38
Inclusions	Restrictions	<b>Reports</b>
Furniture and appliances included	None Known	Title

Prime Commercial Opportunity in the Heart of the Action! Positioned at the highly visible and easily accessible southwest corner of 17 Avenue SW and 24 Street SW, this bright and spacious unit offers exceptional exposure in one of Calgary's most vibrant corridors. Enjoy sweeping views and abundant natural light throughout the space, ideal for a professional office. This property includes 4 secured underground parking stalls plus ample visitor parking, ensuring ease for clients and staff alike. Commuting is a breeze with walking access to the LRT and major bus routes, putting the entire city within reach. Benefit from high foot traffic and onsite amenities, including Cassis Bistro, True Gents Barbershop, The Village Flatbread Co., and Liquor Drops — making this location a dynamic and convenient destination. Don't miss this chance to establish your presence in one of Calgary's most sought-after commercial hubs!

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