

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.

## 220, 2505 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta


**Listing ID:**  
30572


**MLS ID:**  
A2219504

**\$870,000**



 **JILL CONROY**  
 (403) 278-2900

 RE/MAX First  
 403-278-2900

  
220, 2505 17 Avenue SW, Calgary , Alberta T3C 1J2

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

**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.