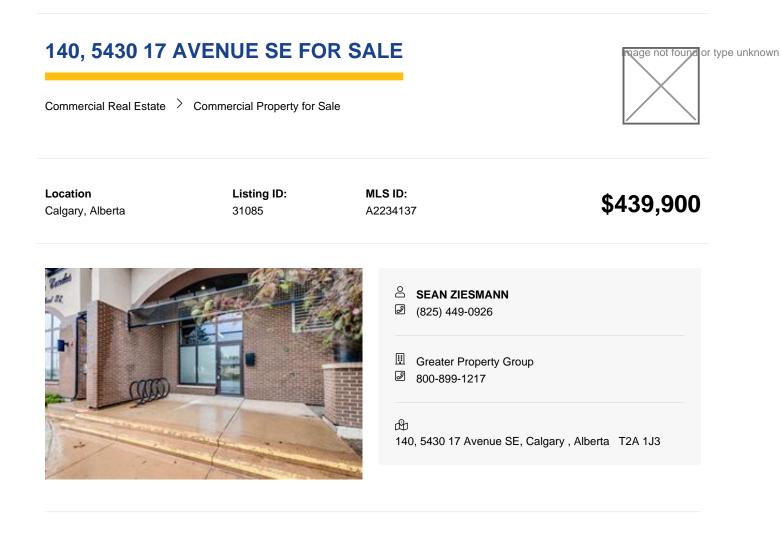


Generated: Jul 2, 2025, 2:21:20

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Transaction Type For Sale

Zoning C-COR2 f3.0h23

Year Built 2009

Property Sub Type Mixed Use

Building Area (Sq. M.) 91.04

Reports Condo/Strata Bylaws,Floor Plans **Title** Fee Simple

Subdivision Penbrooke Meadows

Structure Type Mixed Use

Legal Plan 1010721

Inclusions Clothes Washer & Dryer Days On Market 7

Building Type Commercial Mix,Condo Complex

Property Type Commercial

Building Area (Sq. Ft.) 980.00

Restrictions None Known

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring: \*Three private rooms \*One oversized office or executive suite \*Modern finishes throughout \*Freshly updated flooring, paint, and fixtures \*Efficient layout with reception area and waiting space\* The property comes with \*3 heated client parking stalls\*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. \*\*Available for Sale or Lease.\*\* Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.

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