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1909 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31292

MLS ID:
A2237599

\$2,495,000



 **CALLEY ERICKSON**
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 Sotheby's International Realty Canada
 403-254-5315

 1909 10 Avenue SW, Calgary , Alberta T3C 0K3

Transaction Type

For Sale

Days On Market

65

Zoning

DC

Subdivision

Sunalta

Building Type

Commercial Mix,Home-Based,Low Rise (2-4 stories),Office Building,Retail,See Remarks,Street Level Storefront

Year Built

1966

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5700AG

Building Area (Sq. Ft.)

7439.00

Building Area (Sq. M.)

691.10

Lot Size (Sq. Ft.)

6501

Lot Size (Acres)

0.15

Commercial Amenities

Boardroom,Kitchen,Lunchroom,See Remarks,Storage

Access to Property

Accessible to Major Traffic Route,Back Alley Access,Direct Access,Paved Lane,Paved Road,Public Transportation Nearby,See Remarks

Inclusions

N/A

Restrictions

None Known

Reports

Aerial Photos,Title

Rare owner/user opportunity in Calgary's vibrant Sunalta community. This two-storey commercial building provides 7,439 square feet of versatile space on a 5,885 square foot lot, with flexible Direct Control zoning that accommodates a wide range of uses, including office, retail, personal services, and residential. The main floor spans 4,064 square feet, while the second floor adds an additional 3,375 square feet. Situated just steps from the Sunalta LRT Station, the property offers exceptional connectivity with direct access to Crowchild Trail and only one light to Memorial Drive. With 12 on-site parking stalls and ample street parking nearby, the building is easily accessible for both staff and clients. Set within one of Calgary's most walkable and transit-friendly neighbourhoods, the location encourages an active lifestyle—adjacent to the Bow River Pathway system and surrounded by a host of nearby amenities. Whether envisioned as a headquarters for a growing business, a unique live-work environment, or a boutique commercial redevelopment, this property combines location, flexibility, and long-term potential in one of Calgary's most connected urban corridors.

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