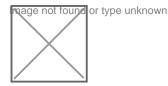


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1909 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31292

MLS ID: A2237599

\$2,495,000

△ CALLEY ERICKSON

(403) 701-1313

■ Sotheby's International Realty Canada

403-254-5315

🛍 1909 10 Avenue SW, Calgary , Alberta T3C 0K3

Transaction Type Zoning **Days On Market** For Sale 65 DC

Building Type

Subdivision Commercial Mix, Home-Based, Low Rise Year Built (2-4 stories), Office Building, Retail, See Sunalta 1966 Remarks, Street Level Storefront

Structure Type Property Sub Type Property Type Mixed Use Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 5700AG 7439.00 691.10

Commercial Amenities Lot Size (Sq. Ft.) Lot Size (Acres) Boardroom, Kitchen, Lunchroom, See 6501 0.15 Remarks, Storage

Access to Property Accessible to Major Traffic Route, Back Inclusions Restrictions

Alley Access, Direct Access, Paved N/A None Known Lane, Paved Road, Public Transportation Nearby, See Remarks

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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