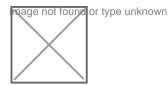


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## 1909 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31292

MLS ID: A2237599

\$2,495,000



**△** CALLEY ERICKSON

**(403)** 701-1313

■ Sotheby's International Realty Canada

403-254-5315

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

Transaction TypeDays On MarketZoningFor Sale12DC

**Building Type** 

SubdivisionCommercial Mix, Home-Based, Low RiseYear BuiltSunalta(2-4 stories), Office Building, Retail, See1966Remarks, Street Level Storefront

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialMixed Use

Legal PlanBuilding Area (Sq. Ft.)Building Area (Sq. M.)5700AG7439.00691.10

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

N/A

Restrictions
N/A

None Known

Reports

Aerial Photos, Title

Lane, Paved Road, Public Transportation

Nearby, See Remarks

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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