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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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 1909 10 Avenue SW, Calgary , Alberta T3C 0K3

Transaction Type For Sale	Days On Market 12	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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