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## 1732 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31924

MLS ID: A2253295

\$675,000



- A MAXINE MORRISON
- **(403)** 615-9443
- Royal LePage Benchmark
- **403-253-1901**
- 1732 11 Avenue SW, Calgary , Alberta T3C 0N4

Transaction Type Days On Market Zoning

For Sale 57 DC (pre 1P2007)

**Building Type** 

SubdivisionCommercial Mix,Free-Standing,LowYear BuiltSunaltaRise (2-4 stories),Mixed Use,Office1909

Building,Retail,Street Level Storefront

Structure Type Property Type Property Sub Type

Low Rise (2-4 stories) Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

5380V 21401.02 1988.20

Lot Size (Sq. Ft.) Lot Size (Acres) Roof

3250 0.07 Asphalt Shingle

Foundation Cooling Heating

Block Central Air Forced Air, Natural Gas

Inclusions Restrictions Reports

negotiated at time of offer None Known Appraisal, Property Inspection

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office/retail property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for office/retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and free parking. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups.

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