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## 1742 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
32646


**MLS ID:**  
A2266683

**\$1,699,900**



 **ELIZABETH GRAHAM**  
 (403) 826-6282

 **CIR Realty**  
 403-271-0600

 1742 10 Avenue SW, Calgary , Alberta T3C0J8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 52	<b>Zoning</b> DC
<b>Subdivision</b> Sunalta	<b>Building Type</b> Free-Standing,Office Building,Street Level Storefront	<b>Year Built</b> 1950
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 5380V	<b>Building Area (Sq. Ft.)</b> 2228.00	<b>Building Area (Sq. M.)</b> 206.99
<b>Lot Size (Sq. Ft.)</b> 4929	<b>Lot Size (Acres)</b> 0.11	<b>Inclusions</b> Dishwasher, Beverage Refrigerator
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans,Title	

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50' x 100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space — an excellent opportunity for investors, developers or owner-operators. On the main floor you'll find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony — ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint. With its DC zoning, this property is exceptionally flexible — perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.

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