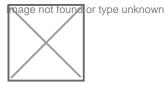


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1742 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32646

MLS ID: A2266683

\$1,699,900



- **△** ELIZABETH GRAHAM
- **2** (403) 826-6282
- □ CIR Realty
- **403-271-0600**
- 1742 10 Avenue SW, Calgary, Alberta T3C0J8

Transaction Type

For Sale

Days On Market

52

Zoning

DC

Subdivision

Sunalta

Building Type

Free-Standing,Office Building,Street

Level Storefront

Year Built 1950

Structure Type

Office

Property Type

Commercial

Property Sub Type

Office

Legal Plan

5380V

Building Area (Sq. Ft.)

2228.00

Building Area (Sq. M.)

206.99

Lot Size (Sq. Ft.)

4929

Lot Size (Acres)

0.11

Inclusions

Dishwasher, Beverage Refrigerator

Restrictions
None Known

Reports

Building Plans, Title

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging innercity 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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