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1424 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33348

MLS ID:
A2275942

\$2,500,000



 **SAM ALEIN**
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 Alliance West Asset and Property Management Ltd.
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 1424 17 Avenue SW, Calgary , Alberta T2T 0C3

Transaction Type	Days On Market	Zoning
For Sale	59	CC-COR
Subdivision	Building Type	Year Built
Beltline	Low Rise (2-4 stories)	1930
Structure Type	Property Type	Property Sub Type
Low Rise (2-4 stories)	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
A1	4242.00	394.09
Inclusions	Restrictions	Reports
N/A	None Known	None

Owner/user option opportunity available Rare opportunity to acquire a character building with premium retrofit improvements already in place, offering ±4,242 SF across the main floor, mezzanine, and basement, plus front and rear patios. Ideally positioned along 17th Avenue SW—Calgary's premier shopping, dining, and entertainment corridor—this property delivers exceptional visibility and foot traffic, surrounded by top restaurants, boutiques, patios, and vibrant nightlife. Zoned CC-COR (Commercial Corridor), the site permits commercial or mixed-use development with mandatory street-level retail and the potential for residential or office uses above, providing future redevelopment flexibility, making it a compelling asset in a highly walkable, transit-accessible location within one of the city's most desirable and active urban communities.

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