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## 1, 7 PARKDALE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33413

**MLS ID:**  
A2276663

**\$20**



 **CHERI LONG**  
 (403) 860-9419

 Royal LePage Solutions  
 403-252-5900

 1, 7 Parkdale Crescent NW, Calgary , Alberta T2N3T8

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 121
<b>Lease Amount</b> 20.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> M-X2
<b>Subdivision</b> Parkdale	<b>Building Type</b> Mixed Use	<b>Year Built</b> 1955
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 0811532	<b>Building Area (Sq. Ft.)</b> 4500.00	<b>Building Area (Sq. M.)</b> 418.06
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Creative Main Floor Opportunity in Parkdale's Riverside Pocket Claim your spot in one of Calgary's most soulful and perfectly positioned neighborhoods. We're offering a 2,236 sqft main floor canvas in Parkdale—a community known for its mature trees, mid-century charm, and a laid-back, creative energy that you won't find downtown. This is the ideal home for a local brand, a boutique studio, or a community-focused venture looking to tap into a loyal, high-income demographic that values staying local. Leave it open for a bold 2,236 sqft flagship or demise it into two separate units to create a curated, small-scale retail or office experience. The Term: Perfect for a focused launch or a strategic pop-up, Landlord would consider a 1 year term to 3+ year term. The op cost are being verified but were \$15/sqft (2024). Unbeatable Parking: Forget the parking headaches of nearby Kensington. This space includes 4 rear stalls that can accommodate up to 8 vehicles (tandem)—a massive luxury for staff and clients in this area. The Parkdale Vibe: The River Connection: Located just steps from the Bow River pathways, this spot benefits from the "active lifestyle" crowd and locals out for their daily walk to Lazy Loaf & Kettle. You're perfectly sandwiched between the University of Calgary, Foothills Medical Centre, and the downtown core, giving you a diverse and professional audience right at your doorstep.

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