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220, 2505 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta


Listing ID:
30572


MLS ID:
A2219504

\$870,000



 **JILL CONROY**
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 **RE/MAX First**
 403-278-2900

 220, 2505 17 Avenue SW, Calgary , Alberta T3C 1J2

Transaction Type For Sale	Days On Market 8	Zoning C-COR1
Subdivision Richmond	Building Type High Rise	Year Built 2011
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 1112593	Building Area (Sq. Ft.) 1877.00	Building Area (Sq. M.) 174.38
Inclusions Furniture and appliances included	Restrictions None Known	Reports Title

Prime Commercial Opportunity in the Heart of the Action! Positioned at the highly visible and easily accessible southwest corner of 17 Avenue SW and 24 Street SW, this bright and spacious unit offers exceptional exposure in one of Calgary's most vibrant corridors. Enjoy sweeping views and abundant natural light throughout the space, ideal for a professional office. This property includes 4 secured underground parking stalls plus ample visitor parking, ensuring ease for clients and staff alike. Commuting is a breeze with walking access to the LRT and major bus routes, putting the entire city within reach. Benefit from high foot traffic and onsite amenities, including Cassis Bistro, True Gents Barbershop, The Village Flatbread Co., and Liquor Drops — making this location a dynamic and convenient destination. Don't miss this chance to establish your presence in one of Calgary's most sought-after commercial hubs!

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