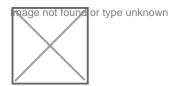


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

220, 2505 17 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 30572

MLS ID: A2219504

\$870,000



△ JILL CONROY

2 (403) 278-2900

■ RE/MAX First

403-278-2900

rM1

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

Transaction Type

For Sale

Days On Market

Zoning C-COR1

Subdivision

Richmond

Building Type High Rise Year Built

Structure Type

Office

Property Type Commercial **Property Sub Type**

Office

Legal Plan 1112593 **Building** 1877.00

Building Area (Sq. Ft.) 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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