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1742 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32646

MLS ID:
A2266683

\$1,699,900



 **ELIZABETH GRAHAM**
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 1742 10 Avenue SW, Calgary , Alberta T3C0J8

Transaction Type	Days On Market	Zoning
For Sale	113	DC
Subdivision	Building Type	Year Built
Sunalta	Free-Standing,Office Building,Street Level Storefront	1950
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
5380V	2228.00	206.99
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
4929	0.11	Dishwasher, Beverage Refrigerator
Restrictions	Reports	
None Known	Building Plans,Title	

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