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## 1742 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary Alberta

Listing ID:

MLS ID:

\$1,699,900

Calgary, Alberta

32646 A2266683



- **△** ELIZABETH GRAHAM
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- □ CIR Realty
- **403-271-0600**
- 1742 10 Avenue SW, Calgary, Alberta T3C0J8

**Transaction Type** 

For Sale

**Days On Market** 

1

**Zoning** DC

Subdivision

Sunalta

**Building Type** 

Free-Standing,Office Building,Street

Level Storefront

Year Built 1950

**Structure Type** 

Office

Property Type

Commercial

**Property Sub Type** 

Office

Legal Plan

5380V

Building Area (Sq. Ft.)

2228.00

Building Area (Sq. M.)

206.99

Lot Size (Sq. Ft.)

4929

Lot Size (Acres)

0.11

Inclusions

Dishwasher, Beverage Refrigerator

Restrictions
None Known

Reports

Building Plans,Title

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