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100, 2909 17 AVENUE SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33039

MLS ID:
A2272508

\$37



 **JEFFREY BONE**
 (403) 397-1444

 Keller Williams BOLD Realty
 403-930-4025

 100, 2909 17 Avenue SW, Calgary , Alberta T3E0B1

Transaction Type	Title	Days On Market
For Lease	Fee Simple	62
Lease Amount	Lease Frequency	Lease Term
37.00	Annually	Negotiable
Zoning	Subdivision	Building Type
MU-1	Killarney/Glengarry	Condo Complex,High Rise,Mixed Use
Year Built	Structure Type	Property Type
1987	High Rise (5 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	9311987	1303.18
Building Area (Sq. M.)	Construction Type	Roof
121.07	Concrete	Flat
Foundation	Electric	Cooling
Poured Concrete	200 Amp Service	None
Heating	Lot Features	Commercial Amenities
Central,Natural Gas	Corner Lot	Mezzanine,See Remarks
Access to Property	Inclusions	Restrictions
Direct Access	n/a	Lease Restriction
Reports		
Call Lister,Plot Plan		

Position your business in one of Calgary's most sought-after retail corridors. Located directly across from a newly completed residential tower and on the main floor of a well-established building, this street-front commercial unit offers exceptional visibility and steady foot traffic in a market where well-located, move-in-ready retail spaces are in high demand. Currently operating as an upscale, long-standing hair salon, this space provides a rare turnkey opportunity for another salon or spa—or an ideal chance to start, relocate, or expand your business into a vibrant, destination neighbourhood. Rising construction and build-out costs make fully improved spaces like this especially attractive in today's market. Featuring **975 sq. ft. of main-floor retail** with **direct front-door access onto 17 Avenue SW** plus **an additional 328 sq. ft. of secure storage** conveniently located across the common hallway, the layout is practical, efficient, and designed for both customer flow and staff functionality. Surrounded by established retailers, new residential density, and continuous pedestrian activity, this location offers the stability and visibility that businesses are seeking in Calgary's tight retail environment. A standout opportunity in the heart of the 17th Avenue district.

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