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1424 17 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
33348

MLS ID:
A2275942

\$2,500,000



 **SHANE OLIN**
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 Alliance West Asset and Property Management Ltd.
 403-455-5554

 1424 17 Avenue SW, Calgary , Alberta T2T 0C3

Transaction Type For Sale	Days On Market 135	Zoning CC-COR
Subdivision Beltline	Building Type Low Rise (2-4 stories)	Year Built 1930
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan A1	Building Area (Sq. Ft.) 4242.00	Building Area (Sq. M.) 394.09
Inclusions N/A	Restrictions None Known	Reports None

Owner/user option opportunity available Rare opportunity to acquire a character building with premium retrofit improvements already in place, offering ±4,242 SF across the main floor, mezzanine, and basement, plus front and rear patios. Ideally positioned along 17th Avenue SW—Calgary’s premier shopping, dining, and entertainment corridor—this property delivers exceptional visibility and foot traffic, surrounded by top restaurants, boutiques, patios, and vibrant nightlife. Zoned CC-COR (Commercial Corridor), the site permits commercial or mixed-use development with mandatory street-level retail and the potential for residential or office uses above, providing future redevelopment flexibility, making it a compelling asset in a highly walkable, transit-accessible location within one of the city’s most desirable and active urban communities.

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