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1, 7 PARKDALE CRESCENT NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33413


MLS ID:
A2276663

\$20



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 1, 7 Parkdale Crescent NW, Calgary , Alberta T2N3T8

Transaction Type For Lease	Title Fee Simple	Days On Market 25
Lease Amount 20.00	Lease Frequency Annually	Zoning M-X2
Subdivision Parkdale	Building Type Mixed Use	Year Built 1955
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 0811532	Building Area (Sq. Ft.) 4500.00	Building Area (Sq. M.) 418.06
Inclusions N/A	Restrictions None Known	Reports None

Creative Main Floor Opportunity in Parkdale’s Riverside Pocket Claim your spot in one of Calgary’s most soulful and perfectly positioned neighborhoods. We’re offering a 2,236 sqft main floor canvas in Parkdale—a community known for its mature trees, mid-century charm, and a laid-back, creative energy that you won't find downtown. This is the ideal home for a local brand, a boutique studio, or a community-focused venture looking to tap into a loyal, high-income demographic that values staying local. Leave it open for a bold 2,236 sqft flagship or demise it into two separate units to create a curated, small-scale retail or office experience. The Term: Perfect for a focused launch or a strategic pop-up, Landlord would consider a 1 year term to 3+ year term. The op cost are being verified but were \$15/sqft (2024). Unbeatable Parking: Forget the parking headaches of nearby Kensington. This space includes 4 rear stalls that can accommodate up to 8 vehicles (tandem)—a massive luxury for staff and clients in this area. The Parkdale Vibe: The River Connection: Located just steps from the Bow River pathways, this spot benefits from the "active lifestyle" crowd and locals out for their daily walk to Lazy Loaf & Kettle. You're perfectly sandwiched between the University of Calgary, Foothills Medical Centre, and the downtown core, giving you a diverse and professional audience right at your doorstep.

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