

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1, 7 PARKDALE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta


Listing ID:
33413


MLS ID:
A2276663

\$20



 **CHERI LONG**
 (403) 860-9419

 Royal LePage Solutions
 403-252-5900

 1, 7 Parkdale Crescent NW, Calgary , Alberta T2N3T8

Transaction Type For Lease	Title Fee Simple	Days On Market 86
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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.