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90 ERIN WOODS COURT SE FOR SALE



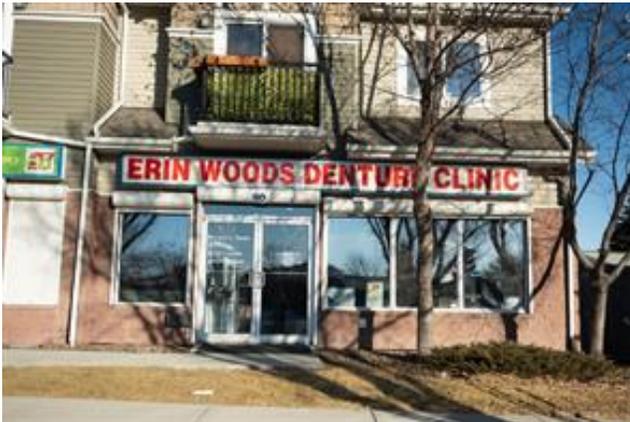
Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33858

MLS ID:
A2281822

\$315,000



 **ANTHONY AU**
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 KPLI Real Estate Corporation
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 90 Erin Woods Court SE, Calgary , Alberta T2B 3V3

Transaction Type For Sale	Days On Market 69	Zoning Retail
Subdivision Erin Woods	Year Built 2006	Structure Type Multi Unit
Property Type Commercial	Property Sub Type Office	Legal Plan 0815038
Building Area (Sq. Ft.) 894.00	Building Area (Sq. M.) 83.05	Inclusions n/a
Restrictions See Remarks	Reports Title	

Outstanding opportunity to own a retail/office condo in an established SE Calgary node, perfectly positioned near the busy intersection of Peigan Trail and 36 Street SE in the heart of the Erin Woods community. This well-located unit offers 913 SF of versatile space ideal for retail operations, consumer services, office professionals, or light storage. The functional layout features single-level accessibility and benefits from one titled parking stall plus six additional dedicated retail parking spaces—a significant advantage for both customers and staff. Excellent exposure and traffic flow in a high-visibility retail center make this an ideal owner-user property or investment. Convenient transit access, surrounding residential density, and proximity to major roads support strong long-term demand. Don't miss this chance to secure affordable commercial condo ownership with flexibility for a wide range of business uses.

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