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1742 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
34410

MLS ID:
A2293149

\$1,599,900



 **ELIZABETH GRAHAM**
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 CIR Realty
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 1742 10 Avenue SW, Calgary , Alberta T3C0J8

Transaction Type For Sale	Days On Market 69	Zoning DC
Subdivision Sunalta	Year Built 1950	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 5380V
Building Area (Sq. Ft.) 2228.00	Building Area (Sq. M.) 206.99	Lot Size (Sq. Ft.) 4929
Lot Size (Acres) 0.11	Inclusions Dishwasher, Beverage Refrigerator	Restrictions None Known
Reports Floor Plans, Title		

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50' x 100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space — an excellent opportunity for investors, developers or owner-operators. On the main floor you'll find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony — ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint. With its DC zoning, this property is exceptionally flexible — perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.

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