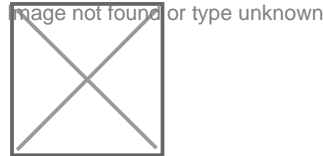


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 53, 3131 27 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34422

**MLS ID:**  
A2293364

**\$799,000**



 **PAUL GILL**  
 (403) 681-3406

 Century 21 Bravo Realty  
 403-250-2882

 53, 3131 27 Street NE, Calgary , Alberta T1Y 0B3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 84	<b>Zoning</b> C-COR3 f1.0h12
<b>Subdivision</b> Sunridge	<b>Building Type</b> Retail	<b>Year Built</b> 2016
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1710280	<b>Building Area (Sq. Ft.)</b> 1454.00	<b>Building Area (Sq. M.)</b> 135.08
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister,Condo/Strata Approval,See Remarks	<b>Reports</b> Aerial Photos,Floor Plans,Title	

Exceptional opportunity to own a premium 1,454 sq. ft. commercial retail space in a busy Northeast Calgary plaza. The unit features high-end interior finishes including elegant tile flooring, modern lighting, and an open-concept layout with impressive ceiling height and large storefront windows providing excellent natural light and visibility. The space also includes an oversized washroom and a versatile configuration suitable for a wide range of retail, boutique, showroom, or professional service uses. Surrounded by established businesses and benefiting from strong customer traffic, the property offers excellent accessibility with quick access to Deerfoot Trail and close proximity to major amenities including Sunridge Mall and Peter Lougheed Centre. Ample on-site parking makes this an excellent opportunity for both owner-users and investors.

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