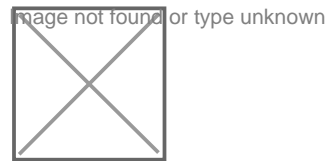


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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

Transaction Type For Sale	Days On Market 22	Zoning C-COR3 f1.0h12
Subdivision Sunridge	Building Type Retail	Year Built 2016
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1710280	Building Area (Sq. Ft.) 1454.00	Building Area (Sq. M.) 135.08
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions Call Lister,Condo/Strata Approval,See Remarks	Reports 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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