

1732 11 Avenue SW
Calgary, Alberta

MLS # A2186909



\$699,998

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|-------------|--------------|
| Division: | Sunalta |
| Type: | Retail |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | Blue Ocean |
| Bus. Name: | - |
| Size: | 1,988 sq.ft. |
| Zoning: | DC-22Z2004 |

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|-------------|----------------------------|----------------|---|
| Heating: | Floor Furnace, Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Asphalt Shingle | Utilities: | - |
| Exterior: | Stucco, Wood Frame | Parking: | - |
| Water: | - | Lot Size: | 0.07 Acre |
| Sewer: | - | Lot Feat: | Back Lane, Landscaped, Level, Low Maintenance Landscaping |
| Inclusions: | Negotiated | | |

ATTENTION INVESTORS, DEVELOPERS, BUSINESS OWNERS - NO CONDO FEES! Discover a rare opportunity in Downtown Calgary community in Sunalta to own a versatile office/retail property zoned as direct control (DC22Z2004), just steps from the LRT Station and New Community Hub/Park. This 1909 character building is on a 25' x 130' lot offers 1988sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for Office/Retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement unit with a private entrance and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and FREE PARKING. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups — don't miss this opportunity!