

\$699,998 - 1732 11 Avenue Sw, Calgary

MLS® #A2186909

\$699,998

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Sunalta, Calgary, Alberta

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 (DC), 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 (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, 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!

Built in 1909

Essential Information



| | |
|------------|------------|
| MLS® # | A2186909 |
| Price | \$699,998 |
| Bathrooms | 0.00 |
| Acres | 0.07 |
| Year Built | 1909 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1732 11 Avenue Sw |
| Subdivision | Sunalta |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0N4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Interior

| | |
|---------|--|
| Heating | Natural Gas, Floor Furnace |
| Cooling | Central Air, ENERGY STAR Qualified Equipment |

Exterior

| | |
|-----------------|--|
| Lot Description | Back Lane, Landscaped, Low Maintenance Landscape, Level, Near Public Transit |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Block |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 10th, 2025 |
| Days on Market | 112 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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