

\$675,000 - 1732 11 Avenue Sw, Calgary

MLS® #A2253295

\$675,000

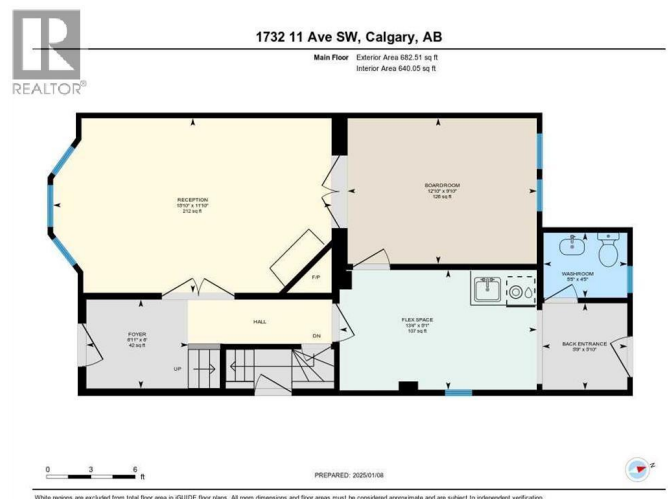
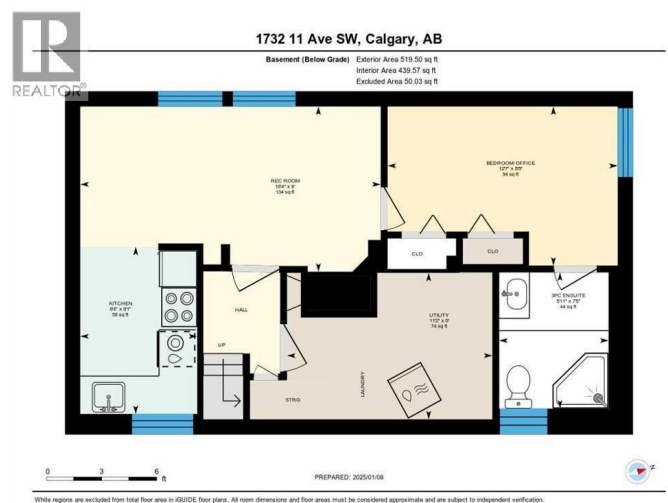
0 Bedroom, 0.00 Bathroom, 21,401 sqft
Office on 0.07 Acres

Sunalta, Calgary, Alberta

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL 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 with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft 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. (id:6289)

Built in 1909

Essential Information



Listing #	A2253295
Price	\$675,000
Bathrooms	0.00
Square Footage	21,401
Acres	0.07
Year Built	1909
Type	Office

Community Information

Address	1732 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
Province	Alberta
Postal Code	T3C0N4

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Foundation	Block
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Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 12th, 2025 at 9:16am PDT