

# \$24 - 115 & 116, 5718 1a Street Sw, Calgary

MLS® #A2135152

## \$24

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester, Calgary, Alberta

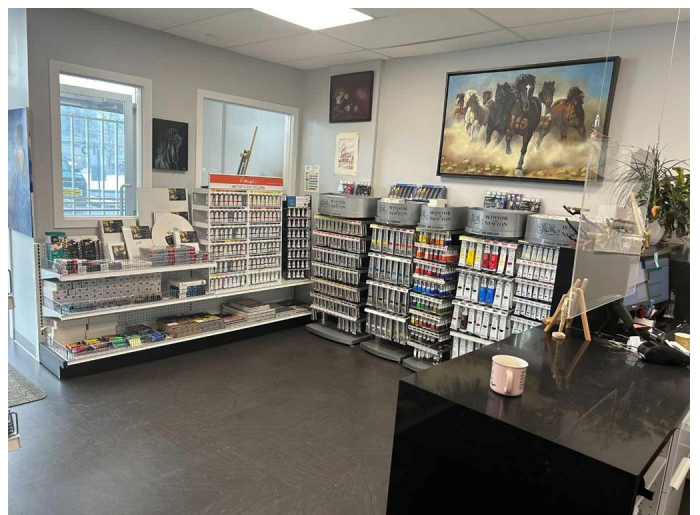
Professionally managed building, currently approved for Office, Instructional, Retail and Entertainment uses. The main floor consists of a showroom, 3 large classrooms, 1 bathroom, kitchen area, and small warehouse storage with grade level loading door. There are 4 large classrooms, 1 office, 2 bathrooms, plus front & rear stairwells on the 2nd floor. High-quality improvements throughout and significant upgrades to the mechanical systems with additional makeup air unit. Seller has spent approx. \$550,000 in upgrades. City approved up to 60 people currently (tbv). Playground directly across the street. Parking includes a mix of assigned stalls, visitor stalls, and street parking. Centrally located with easy access to Macleod Trail and Blackfoot Trail. Close to Chinook Shopping Centre and LRT.

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2135152   |
| Price      | \$24       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information



|             |                              |
|-------------|------------------------------|
| Address     | 115 & 116, 5718 1a Street Sw |
| Subdivision | Manchester                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2H 0E8                      |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### **Interior**

|         |       |
|---------|-------|
| Cooling | Other |
|---------|-------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2024 |
| Days on Market | 329            |
| Zoning         | I-G            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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