

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

MLS® #A2186909

**\$699,998**

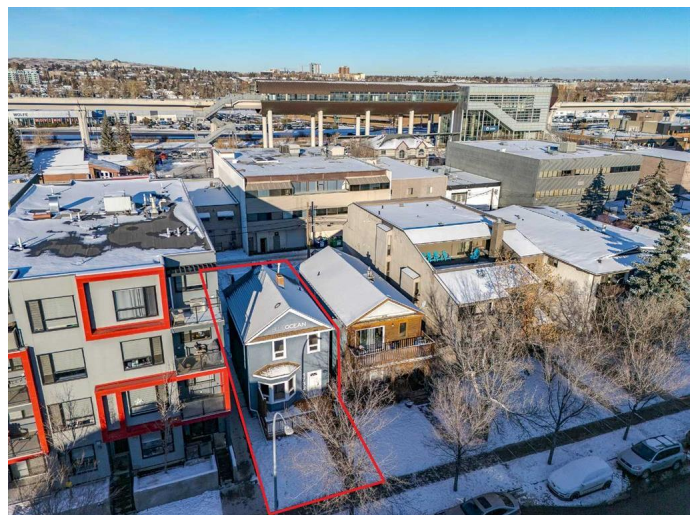
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

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
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### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	88
Zoning	DC

### **Listing Details**

Listing Office	Royal LePage Benchmark
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