

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

MLS® #A2186909

**\$699,998**

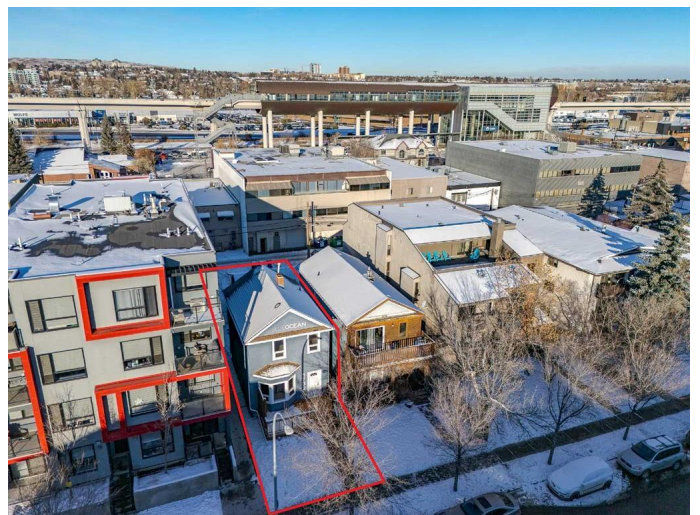
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

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, 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
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.