

# \$680,000 - 1732 11 Avenue Sw, Calgary

MLS® #A2186909

**\$680,000**

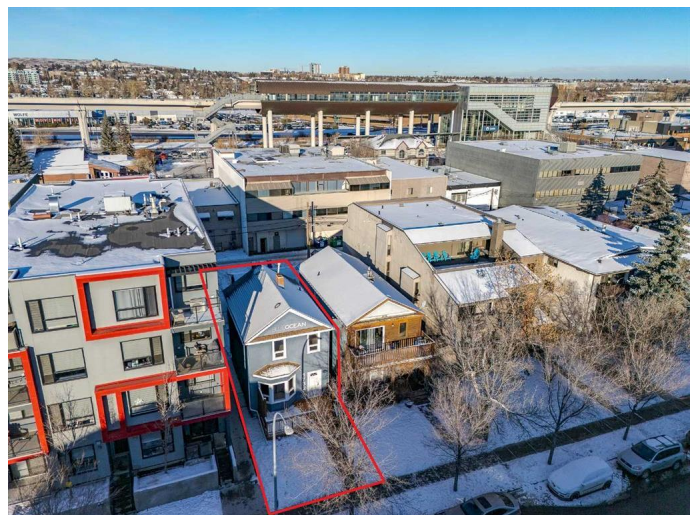
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

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 (DC22Z2004), 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 unit with a private entrance 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 â€” donâ€™t miss this opportunity!

Built in 1909

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2186909   |
| Price      | \$680,000  |
| 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 | Landscaped, Back Lane, 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 | 205                |
| Zoning         | DC-22Z2004         |

### Listing Details

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

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