

1429 17 Avenue SW  
Calgary, Alberta

MLS # A2104609



## \$2,650,000

**Division:** Lower Mount Royal

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** ASI Scotia Block

**Bus. Name:** -

**Size:** 10,056 sq.ft.

**Zoning:** C-COR1 f3.0h23

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** 0.12 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Corner Lot, Near Shopping Center, Near Pub

**Inclusions:** N/A

Welcome to an exceptional ownership opportunity in the heart of Calgary's vibrant inner-city district. Situated at the bustling corner of 17th Avenue SW and 14 Street SW, this prime corner property, the original Bank of Nova Scotia building, boasts an impressive and versatile building, offering a range of possibilities for its next owner. The building's architectural design allows for various uses, including retail and office space. Expansive storefront windows flood the interior with natural light, creating an inviting atmosphere and providing an excellent opportunity for businesses to showcase their offerings. Additionally, the property offers the opportunity for extra on-site parking, a valuable commodity in this urban location, enhancing convenience for customers or clients. Positioned within the thriving 17th Avenue SW corridor, which has experienced significant revitalization, this property is poised to capitalize on ongoing development, ensuring business growth and real estate appreciation. With proximity to public transportation, parks, and an abundance of dining and shopping options, this location is highly convenient for employees or customers. This building preserves the heritage charm of the neighborhood while offering modern amenities, making it a unique and attractive choice for potential occupants. With a total area of 10,056 square feet across three levels, including 4,293 square feet each on the lower and main levels, and 1,497 square feet on the upper level, this property presents a rare opportunity for discerning investors.