

132 17 Avenue NW  
Calgary, Alberta

MLS # A2139818



## \$1,000,000

<b>Division:</b>	Tuxedo Park
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	840 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.07 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Near Shopping Center, Landscaped, Level, S
<b>Inclusions:</b>	Bar fridge, mini fridge, microwave, storage box.		

Attention Business Owners! This is an opportunity to purchase your own office building. This thoughtfully designed work space offers a welcoming waiting area, five private offices, a meeting room, two kitchenettes and two washrooms. Step inside to hardwood floors and other character details of this 1925 bungalow. Recent upgrades include a newly renovated lower level (2023) with new furnace (2022) and hot water tank (2022). Outside, the 25' x 125' property has perennial gardens at the front, while the rear features an outdoor patio and four dedicated parking spaces onsite. Whether you envision it as a headquarters for a small enterprise or prefer to lease out individual office spaces, this versatile property will cater to various business needs. Strategically situated near the heart of the city, accessibility is a breeze, whether by car, foot, or public transit, with the forthcoming Green Line transit stop a mere block away. Nearby conveniences include the North Hill Shopping Centre, Southern Alberta Institute of Technology, and the bustling array of shops and services along Centre Street and 16th Avenue. This sunlit building offers the perfect work environment and a great investment opportunity. Contact me today to schedule a private viewing.