

# \$30 - 1314 17 Avenue Sw, Calgary

MLS® #A2235211

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

## Highlights

1,400 sq. ft. of Lower Level space

- High exposure high traffic retail location
- Great draw from surrounding area
- Highly visible signage available
- High traffic counts and vibrant walk up corridor
- Below market gross rental rate

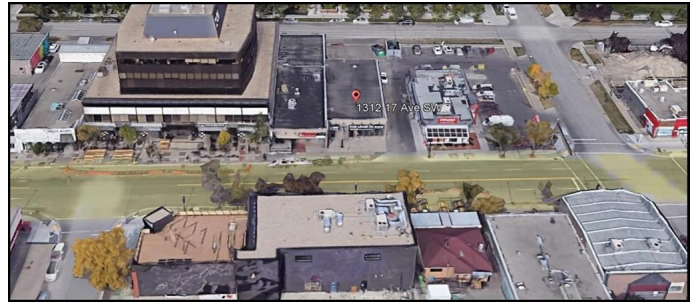
High exposure Lower Level opportunity on the  
Sunshine side of  
17 Avenue SW Offering below market gross  
rental rate, high traffic walkup corridor.

Could  
accommodate many uses former retail store.  
Existing Tenant's include, Thai  
Restaurant, Hair Salon, Esthetics Salon, pool  
lounge

Built in 1958

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2235211   |
| Price      | \$30       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1958       |
| Type       | Commercial |
| Sub-Type   | Retail     |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1314 17 Avenue Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0E3           |

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 142             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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