

# \$2,400,000 - 2711 17 Avenue Sw, Calgary

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MLS® #A2012929

**\$2,400,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.24 Acres

Killarney/Glengarry, Calgary, Alberta

An exceptional opportunity awaits to acquire a commercial property with direct street access to the vibrant 17th Ave. SW in Calgary. This two-story building, established in 1978 and located in a mixed-use commercial zone, has been a key player in serving the lively communities of Killarney and Glengarry. It proves to be an ideal addition to your investment portfolio, providing both steady rental revenue and promising future development potential.

The building boasts a size of 7,980 sq.ft., sits on a 10,365 sq.ft. land, and is zoned MU-1f4.sh23. Currently, there are two long-term local business tenants in place—one occupying a 1,120 sq.ft. bay on the main level, and the entire second floor (approximately 4,300 sq.ft.), which has been the home of a martial arts studio for many years, is also available. This freestanding property is a prime investment opportunity for an owner seeking rental revenue and future development potential, spanning over 46,000 sq.ft. with a 23-meter-high commercial building.

Built in 1978

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2012929    |
| Price  | \$2,400,000 |



|            |             |
|------------|-------------|
| Sold Price | \$2,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.24        |
| Year Built | 1978        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2711 17 Avenue Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 0A6             |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 16 |
|----------------|----|

### Exterior

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Lot Description | Corner Lot, Open Lot, Paved, Near Public Transit |
| Construction    | Brick, Concrete, Metal Frame, Stucco             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | May 4th, 2023      |
| Date Sold      | December 4th, 2024 |
| Days on Market | 580                |
| Zoning         | MU-1 f4.5h23       |
| HOA Fees       | 0.00               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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