

\$1,190,000 - 1801 8 Street Sw, Calgary

MLS® #A2076144

\$1,190,000

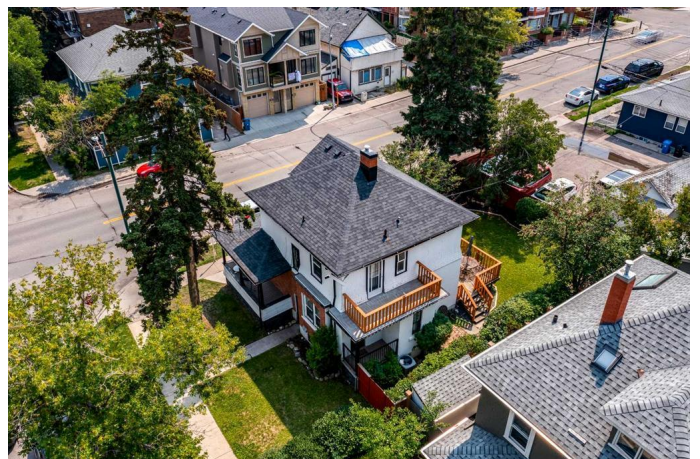
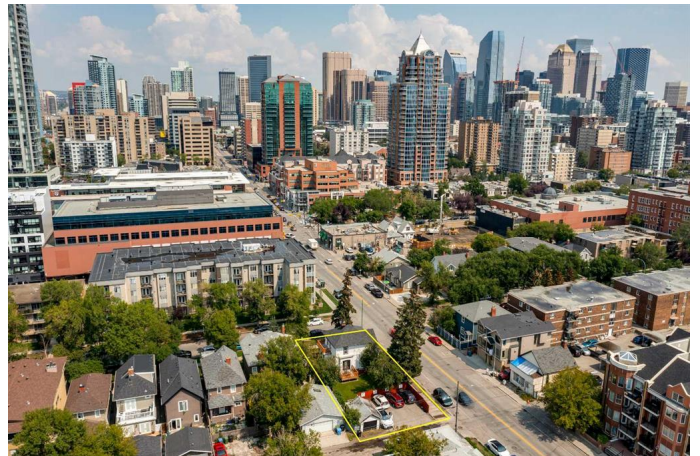
0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

Lower Mount Royal, Calgary, Alberta

Situated on a 50' x 120' corner lot in Lower Mount Royal, this unique professional building is the perfect location for a professional or private practice. Ideal for lawyers, accountants, architects and counsellors. This well maintained character two storey has been converted into 7 private offices. 2 of the areas are separated by French doors allowing for a larger work space. Over 1,800 sq ft over 3 levels means you can utilize the whole space or create a work share environment for multiple services. There is a quaint lobby/waiting off the main entrance, a kitchenette area, 2 washrooms and storage. 3 of the work spaces include balconies and there is a large veranda around the front of the property. The basement houses a large storage area that could be utilized as an 8th large office space. There is private parking located at the back of the property accommodating 8 tandem spots. The single detached garage provides addition secure storage. Located 1 block off of 17th Ave SW and walking distance to Downtown with easy access to public transit and public parking. Zoned Direct Control 208Z81, this lot provides the ideal location for redevelopment with the protentional for modern townhouses and work/live units.

Built in 1912

Essential Information



MLS® #	A2076144
Price	\$1,190,000
Sold Price	\$1,100,000
Bathrooms	0.00
Acres	0.14
Year Built	1912
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	1801 8 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2Z2

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2023
Date Sold	April 25th, 2024
Days on Market	237
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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