

**\$37 - 511 22 Avenue Sw, Calgary**

MLS® #A2078996

**\$37**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.21 Acres

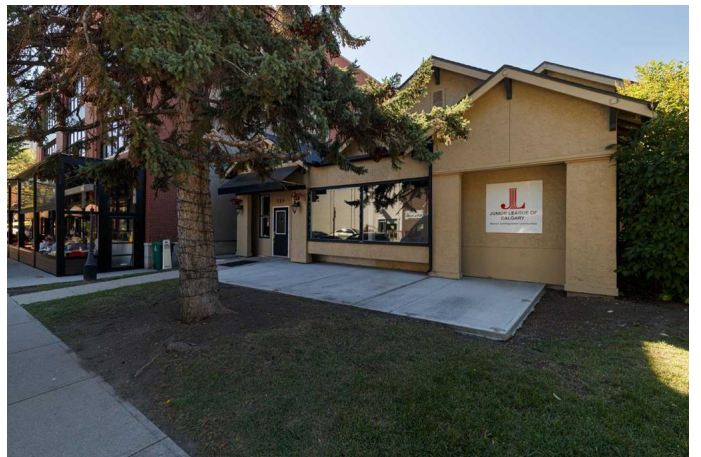
# Cliff Bungalow, Calgary, Alberta

Exceptional Business Location in Thriving Neighborhood - Seize this outstanding opportunity to establish your business alongside bustling 4th Street SW, surrounded by diverse commercial and residential communities in a well-established neighborhood. Available are 1,000sqft Retail with adjacent 326 sqft front Patio. The Retail unit boasts expansive front windows, concrete patio in the front and 2 dedicated parking spaces in the back included in the rent, and unwavering support from neighboring businesses. Enjoy the convenience of individual heating and ventilation systems. Located in close proximity to the vibrant dining and service establishments on 4th Street SW, you'll find everything you need at your doorstep. Don't hesitate to reach out with any inquiries or to schedule a visit to the premises. Your next business venture awaits!

Built in 1912

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2078996   |
| Price      | \$37       |
| Sold Price | \$35       |
| Bathrooms  | 0.00       |
| Acres      | 0.21       |
| Year Built | 1912       |
| Type       | Commercial |



|          |           |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status   | Sold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 511 22 Avenue Sw |
| Subdivision | Cliff Bungalow   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0H5          |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None                    |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Near Public Transit |
| Roof            | Asphalt Shingle     |
| Construction    | Stucco, Wood Frame  |
| Foundation      | Other               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2023 |
| Date Sold      | April 2nd, 2024     |
| Days on Market | 207                 |
| Zoning         | C-COR1 f3.0h16      |
| HOA Fees       | 0.00                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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