

\$5,399,000 - 3712 8 Avenue Sw, Calgary

MLS® #A2158824

\$5,399,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.73 Acres

Spruce Cliff, Calgary, Alberta

Fully consolidated Mixed use site 32,000 ft² total. Land Use M-U1 FAR 3.0 H22. Shopping and C-train directly across the street. The Bow trail corridor connects the affluent west Calgary suburbs to the downtown core, making this site an excellent mixed use commercial residential opportunity.

Built in 2023

Essential Information

MLS® #	A2158824
Price	\$5,399,000
Sold Price	\$5,300,000
Bathrooms	0.00
Acres	0.73
Year Built	2023
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	3712 8 Avenue Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0G2

Exterior



Lot Description	Corner Lot, Near Golf Course, Level, Near Shopping Center, Near Public Transit
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Additional Information

Date Listed	August 19th, 2024
Date Sold	December 3rd, 2024
Days on Market	104
Zoning	MU-1 f3.0h22
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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