

# \$750,000 - 205, 50 Nolanridge Court Nw, Calgary

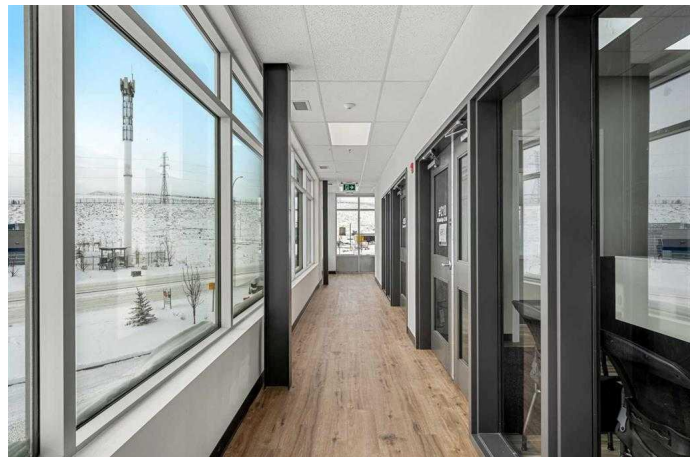
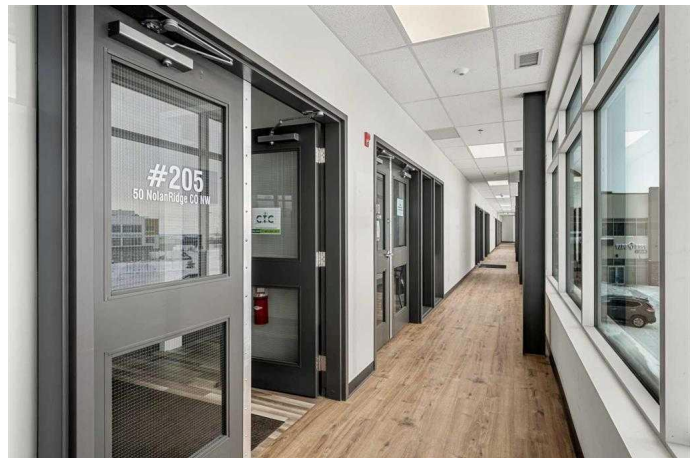
MLS® #A2162777

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Nolan Hill, Calgary, Alberta

RARE FIND EXCEPTIONAL COMMERCIAL OFFICE SPACE IN CALGARYâ€™S THRIVING NORTHWEST. Perfect for accountants, lawyers, engineering, financial services, salons, tutoring centers or Montessori, medical services, and many more. Alternatively, an investor can rent out the individual offices and generate a 7% cap rate! This is your opportunity to own a beautifully built-out premium space in Calgaryâ€™S sought-after northwest corridor. Located at The Point at Nolan Ridge, this unit was meticulously finished in 2023 and is in virtually new condition with high-quality materials. Key Features: â€¢ 3 well-appointed offices, a large boardroom, reception area, dedicated kitchen/staff room, storage/server room and an internal bathroom, all designed to accommodate a variety of professional needs and ensure operational efficiency. â€¢ Purchase the adjacent unit 210 and a total of 2,430 SF is available for even greater flexibility in use. â€¢ Superior finishings, with attention to detail evident in every aspect of its design and functionality, setting a new standard for professional environments. â€¢ Prime Location within the Nolan Ridge commercial district and nearby Beacon Hill commercial district and the affluent communities of Nolan Hill, Sage Hill, Sherwood, and Kincora. This location combines accessibility to a growing community with the serene backdrop of Calgaryâ€™S northwest, ideal for businesses seeking a balance of convenience and quality



of life. â€¢ Especially suited for professional offices or medical practices, this space is versatile enough to cater to a broad spectrum of services. â€¢ This offering represents a rare chance to position your business or investment in one of Calgaryâ€™s most desirable areas, benefitting from the growth and dynamism of the surrounding communities. Invest in Excellence. Discover the potential of The Point at Nolan Ridge. Contact us to book an appointment for a private viewing and explore how this space can elevate your professional presence in Calgary.

Built in 2023

**Essential Information**

MLS® #	A2162777
Price	\$750,000
Sold Price	\$675,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Office
Status	Sold

**Community Information**

Address	205, 50 Nolanridge Court Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W9

**Additional Information**

Date Listed	September 4th, 2024
Date Sold	October 29th, 2024
Days on Market	55
Zoning	IC

HOA Fees                    0.00

**Listing Details**

Listing Office                Highline Real Estate Inc.

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