

# \$750,000 - 210, 50 Nolanridge Court Nw, Calgary

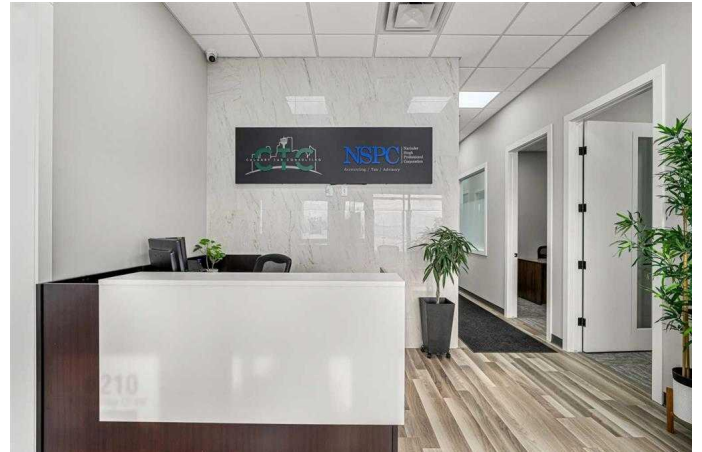
MLS® #A2162789

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Nolan Hill, Calgary, Alberta

RARE FIND FULLY BUILT EXCEPTIONAL COMMERCIAL OFFICE SPACE IN CALGARY NORTHWEST. Perfect for accountants, lawyers, engineering, financial services, salons, tutoring centers or Montessori, medical services, and many more. This is your opportunity to own a beautifully built-out premium space in Calgary's 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. Alternatively, an investor can rent out the individual offices and generate a 7% cap rate! Key Features: • 5 well-appointed offices, a large flex room with a view, a welcoming reception area, dedicated kitchen/staff room, and an internal bathroom, all designed to accommodate a variety of professional needs and ensure operational efficiency. • Combine with adjacent unit 205 (also for sale) for a total of 2,430 SF and offer even greater flexibility in use • Superior finishings, with attention to detail evident in every aspect of its design and functionality • 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 Calgary's northwest, ideal for businesses seeking a balance of convenience and quality of life. • 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 private viewing and explore how this space can elevate your professional presence in Calgary.

Built in 2023

**Essential Information**

MLS® #	A2162789
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	210, 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**



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