

# \$120,000 - 329, 333 17 Avenue Sw, Calgary

MLS® #A2224158

**\$120,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

\$1,700/month LOW RENT. Welcome to an exceptional opportunity to own a stylish and well-established boutique business in the heart of Calgary's vibrant Beltline district. Located on 17th Avenue SW, this boutique enjoys high foot traffic, excellent visibility, and a loyal customer base within one of the city's most dynamic retail corridors. This turnkey business is perfect for an owner-operator or entrepreneur looking to step into a fully built-out retail space with existing inventory, tasteful leasehold improvements, and a strong brand presence. The space is thoughtfully designed to cater to fashion-forward clientele, with an inviting layout and contemporary finishes that reflect the unique character of the area. Surrounded by a thriving mix of cafes, restaurants, and specialty shops, this location benefits from constant pedestrian flow and a diverse, style-conscious community. This is more than a retail store—it's a lifestyle destination with real potential for growth. Don't miss this chance to acquire a boutique business in one of Calgary's most coveted urban locations. Sublease \$500/month from basement, only \$1,700/month left. Owner will train the new business owner. Don't approach staff. **BUSINESS FOR SALE ONLY**, please **DO NOT** waste your time inquiring **ONLY** leasing the space.

Built in 1980



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2224158   |
| Price      | \$120,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 329, 333 17 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0A5               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 24             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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