

\$675,000 - 1732 11 Avenue Sw, Calgary

MLS® #A2253295

\$675,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Sunalta, Calgary, Alberta

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office/retail property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for office/retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and free parking. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups.

Built in 1909

Essential Information



1732 11 Ave SW, Calgary, AB

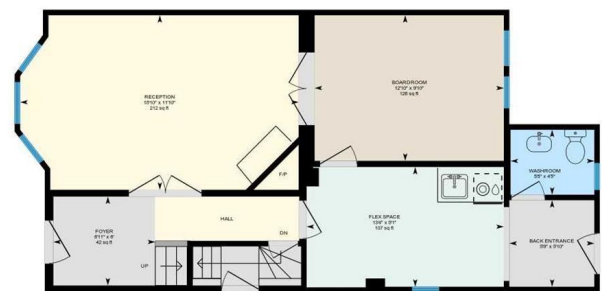
Basement (Below Grade) Exterior Area 519.50 sq ft
Interior Area 535.57 sq ft
Excluded Area 50.03 sq ft



0 3 6 ft PREPARED: 2025/01/08
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1732 11 Ave SW, Calgary, AB

Main Floor Exterior Area 682.31 sq ft
Interior Area 640.05 sq ft



0 3 6 ft PREPARED: 2025/01/08
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

MLS® #	A2253295
Price	\$675,000
Bathrooms	0.00
Acres	0.07
Year Built	1909
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1732 11 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0N4

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Foundation	Block

Additional Information

Date Listed	September 1st, 2025
Days on Market	63
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.