

132 17 Avenue NW  
Calgary, Alberta

MLS # A2277750



## \$799,000

**Division:** Tuxedo Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 840 sq.ft.

**Zoning:** DC - Direct Control

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.05 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Suburban North office building in Calgary's vibrant 17 Avenue NW corridor. Well-located standalone office building featuring approximately 840 sf of functional space, including renovated basement offices and excellent accessibility to amenities. Property offers high signage exposure, 4 onsite surface parking stalls, and free 2-hour street parking in front. Flexible zoning supports a variety of professional and health-service uses. Walking distance to restaurants, cafés and Kensington/North Hill amenities. Ideal opportunity for owner-users or investors seeking a central office location.