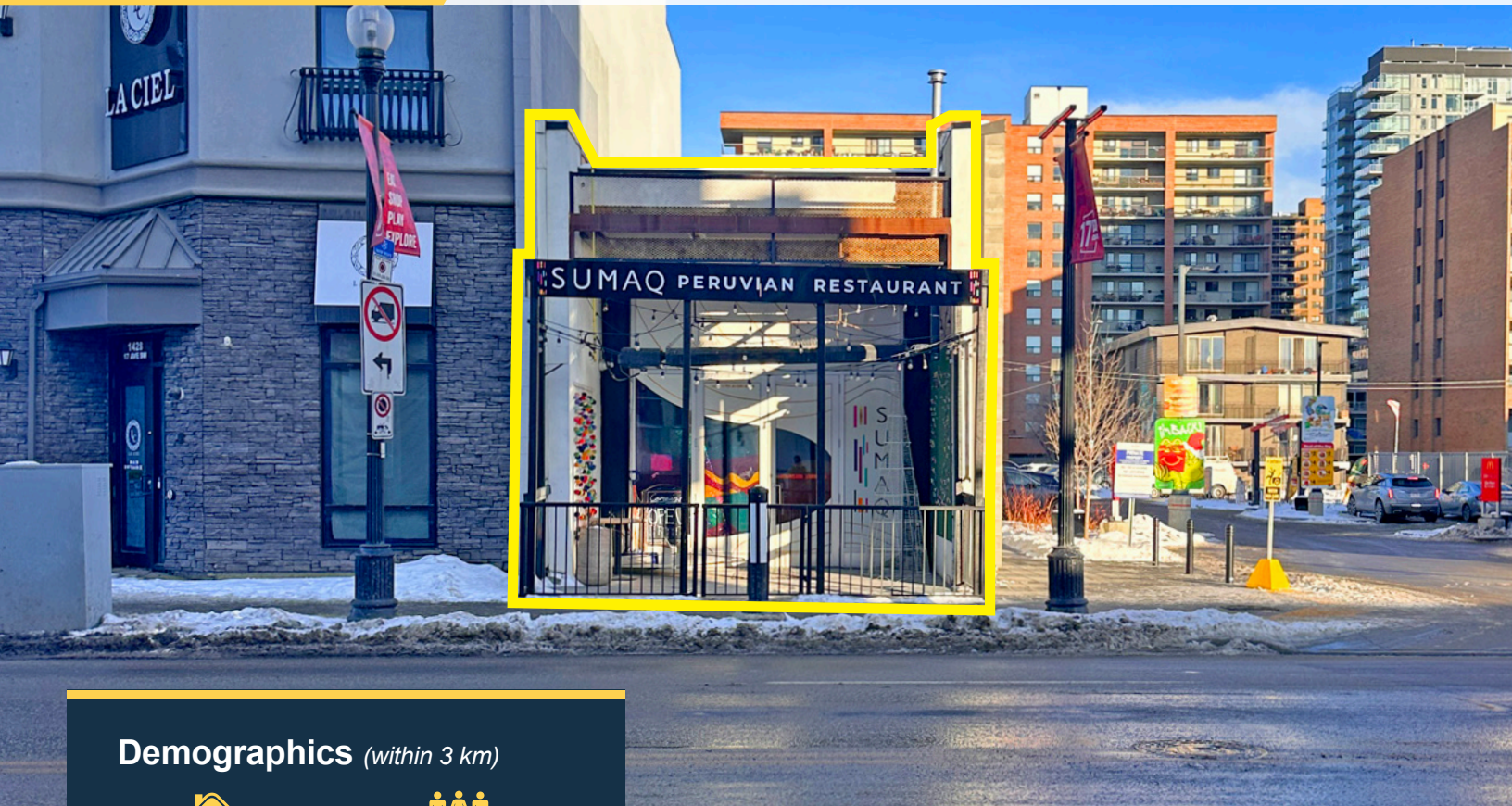


# For Sale

1424 17 Avenue SW | Calgary, AB



## Demographics *(within 3 km)*



NEIGHBORHOOD  
Connaught



POPULATION  
124,896



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$82,773

## Building Details



PARKING  
Street



YEAR BUILT  
1930



TRAFFIC COUNT  
17,000 VPD | 17 Ave. Sw & 12 Street



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

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## Owner-User Opportunity

### PROPERTY DETAILS

Building	Basement: 1,080 SF Upper Level: 832 SF Main Floor: 2,330 SF Total: 4,242± SF (\$589 PSF)
Land	3,032 SF
Asking Price	\$2,500,000
Current NOI	\$129,642
Cap Rate	5.19%
Property Taxes	\$24,011.46 (2025)
Built	1930
Zoning	CC-COR
Community	Connaught

- Rare opportunity to acquire a character building with premium retrofit improvements already in place.
- 4,242 SF on the main floor, mezzanine, and basement, plus front and rear patio.
- CC-COR - Commercial or Mixed-use development requiring commercial store fronts at street level with residential and office uses allowed on upper floors.
- Prime location on 17th Avenue SW—Calgary's premier shopping, dining, and entertainment corridor.
- Exceptional visibility and foot traffic, surrounded by top restaurants, boutiques, patios, and nightlife.
- Highly walkable and transit-accessible location in one of Calgary's busiest and most desirable urban communities.



For Sale

1424 17 Avenue SW | Calgary, AB



Streetfront with Patio



Interior Looking out to 17th Ave



Interior



Back Patio





# Thank you for your interest!

For More Info.



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