

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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Fully Leased Inner City Asset

PROPERTY DETAILS

Building Total: 4,242± SF (\$589 PSF)
Main Floor: 2,330 SF
Upper Level: 832 SF
Basement: 1,080 SF

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

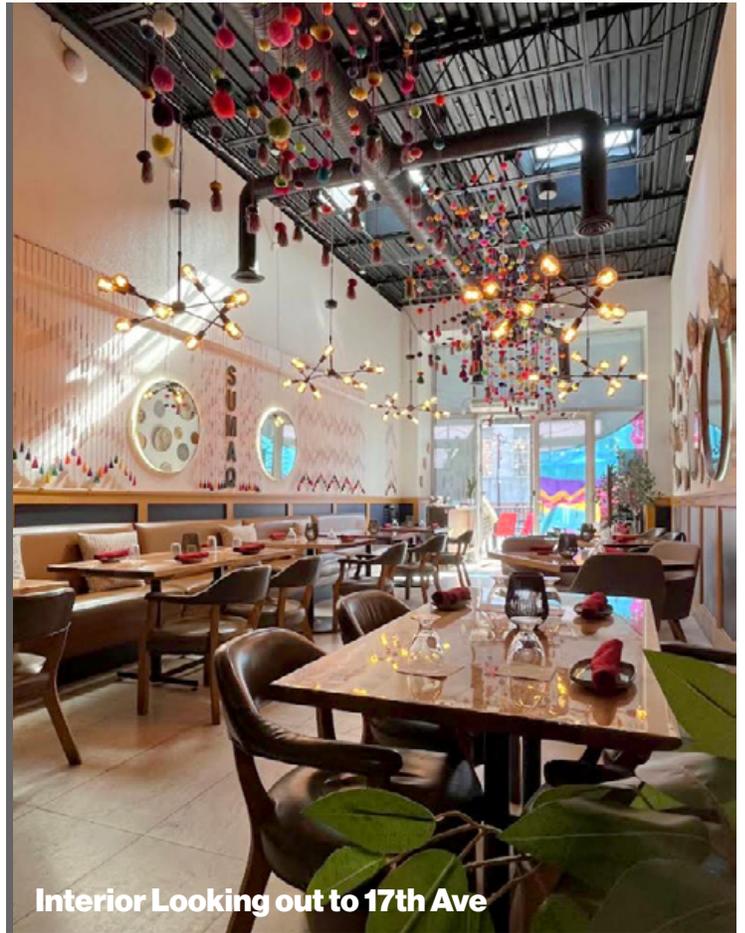
Zoning CC-COR

Community Connaught

- Rare opportunity to acquire a character building with strong tenant covenant and 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.



Streetfront with Patio



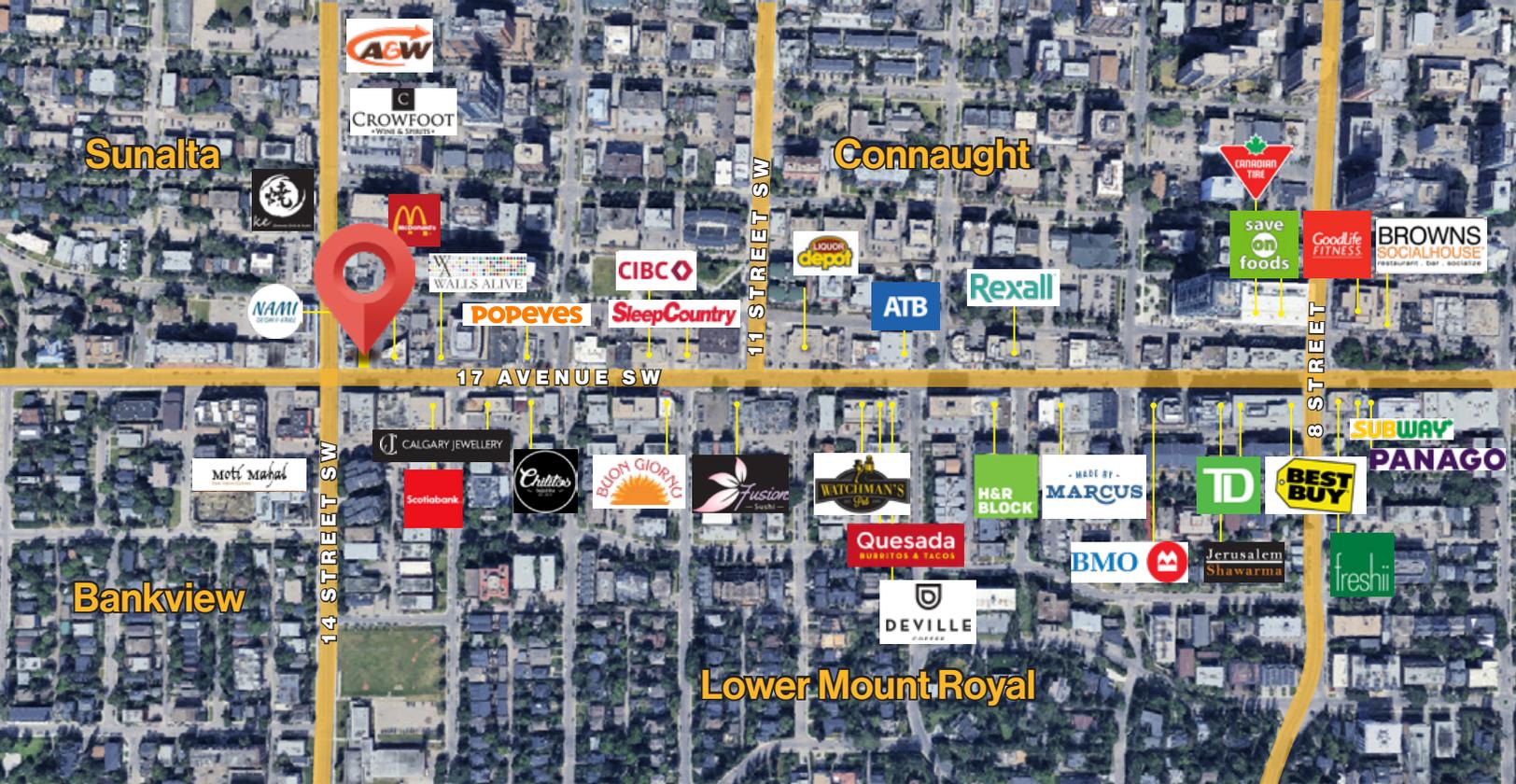
Interior Looking out to 17th Ave



Interior



Back Patio



Thank you for your interest!

For More Info.



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