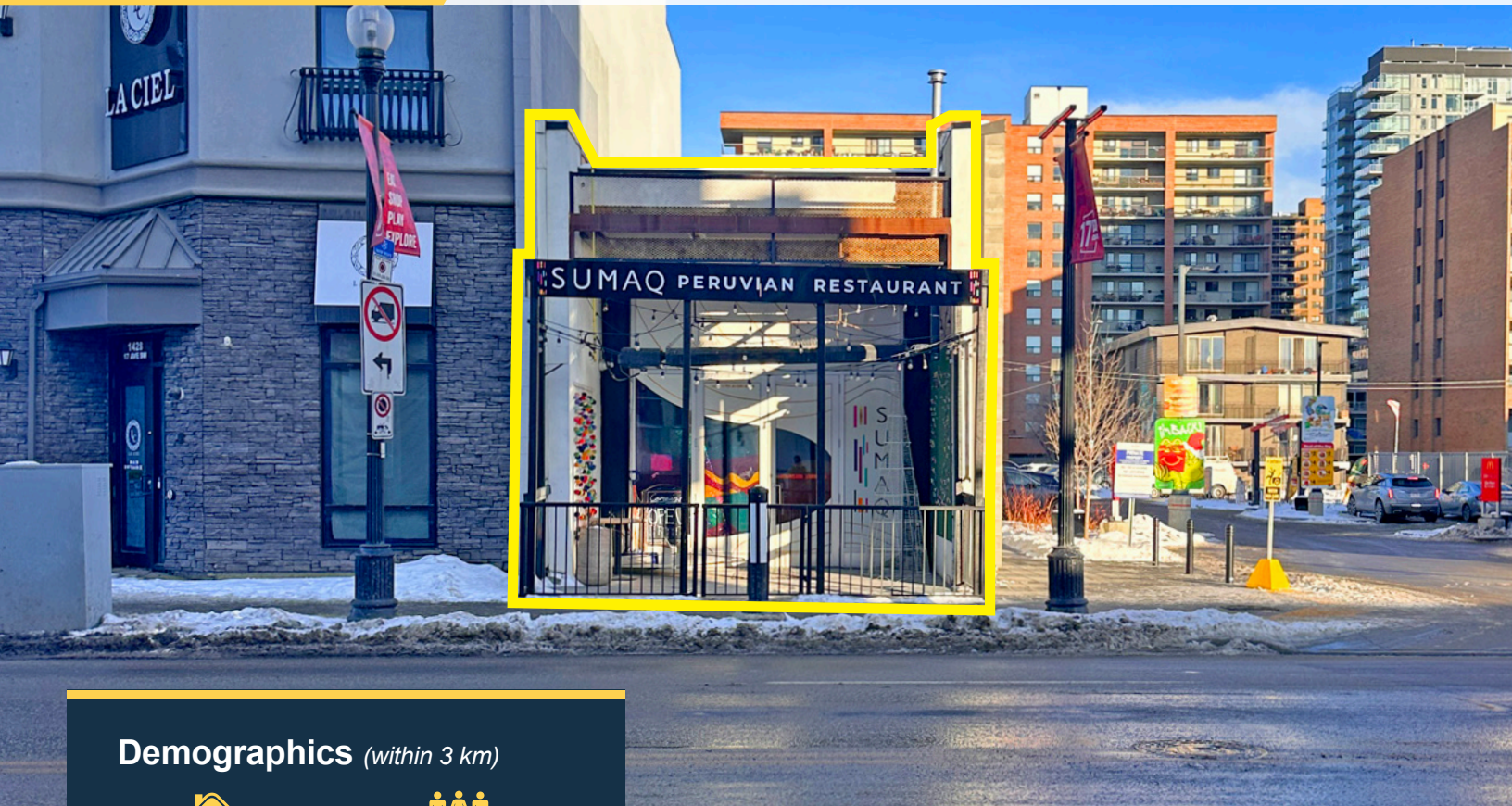


For Sale

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

blackstonecommercial.com

Fully Leased Inner City Asset

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

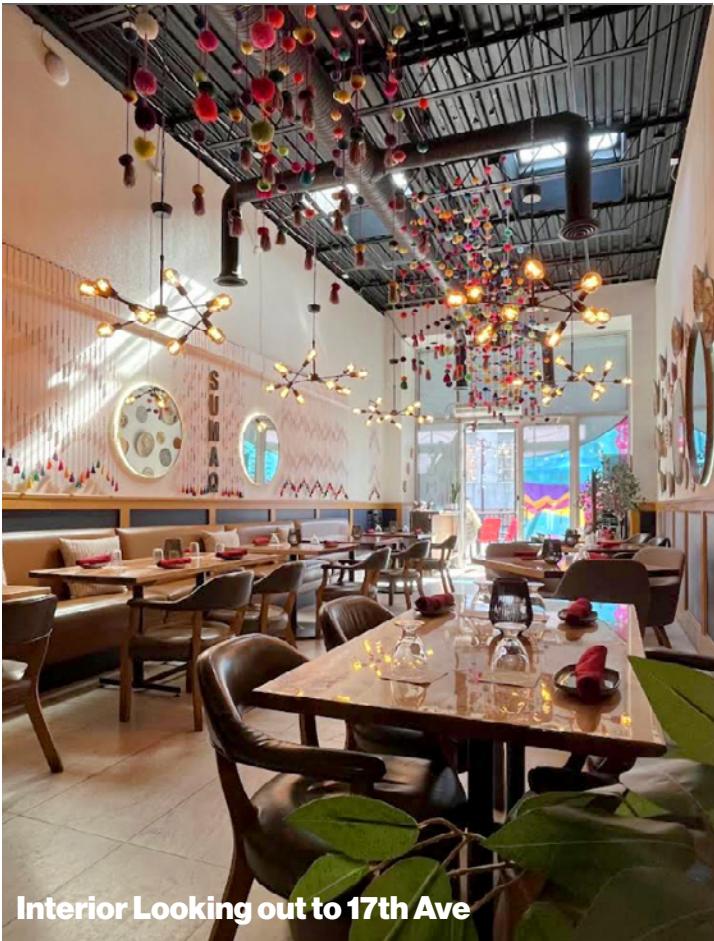
- Rare opportunity to acquire a character building with strong tenant covenant and premium retrofit improvements already in place.
- 4,242 SF on the main floor, mezzanine, and basement, plus front and rear patio.
- CC-COR - Commercial or Mixed-use development requiring commercial store fronts at street 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.

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.



Shane Olin

P 403.313.5305

E solin@blackstonecommercial.com



Olivia Bohdan

P 403.629.0809

E obohdan@blackstonecommercial.com

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Follow us:
Blackstone
Commercial



Blackstone
Commercial Real Estate Services Inc.