

**1909 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2237599**



**\$2,495,000**

<b>Division:</b>	Sunalta
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	7,439 sq.ft.
<b>Zoning:</b>	DC
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.15 Acre
<b>Lot Feat:</b>	-

Rare owner/user opportunity in Calgary's vibrant Sunalta community. This two-storey commercial building provides 7,439 square feet of versatile space on a 5,885 square foot lot, with flexible Direct Control zoning that accommodates a wide range of uses, including office, retail, personal services, and residential. The main floor spans 4,064 square feet, while the second floor adds an additional 3,375 square feet. Situated just steps from the Sunalta LRT Station, the property offers exceptional connectivity with direct access to Crowchild Trail and only one light to Memorial Drive. With 12 on-site parking stalls and ample street parking nearby, the building is easily accessible for both staff and clients. Set within one of Calgary's most walkable and transit-friendly neighbourhoods, the location encourages an active lifestyle—adjacent to the Bow River Pathway system and surrounded by a host of nearby amenities. Whether envisioned as a headquarters for a growing business, a unique live-work environment, or a boutique commercial redevelopment, this property combines location, flexibility, and long-term potential in one of Calgary's most connected urban corridors.