

# \$247,000 - 123 Xxx, Calgary

MLS® #A2247374

**\$247,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Exceptional opportunity in the heart of Downtown Calgary! This 2,027 sq ft space is ideally situated for a thriving restaurant, café, or retail concept. Features include 73 indoor seats plus an additional 40-seat exterior patio, perfect for attracting foot traffic and maximizing seasonal business. Large storefront windows provide excellent street exposure and natural light. Surrounded by office towers, residential buildings, and ongoing development. Strong daytime and evening crowd with high visibility. Ample nearby parking and transit access make this an ideal destination. Don't miss your chance to establish your business in one of Calgary's most sought-after commercial zones! Profitable business for serious buyer!



Built in 2023

## Essential Information

MLS® #	A2247374
Price	\$247,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	123 Xxx
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Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1T1T1

### **Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1

### **Listing Details**

Listing Office	Coldwell Banker YAD Realty
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