

# \$675,000 - 1732 11 Avenue Sw, Calgary

MLS® #A2253295

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Sunalta, Calgary, Alberta

ALERT INVESTORS, DEVELOPERS, BUSINESS OWNERS! Discover a rare COMMERCIAL opportunity in downtown Calgary community in Sunalta to own a versatile office/retail property zoned as Direct Control (DC), just steps from the LRT station and new community hub/park with no condo fees. This 1909 character building is on a 25' x 130' lot, offers 1988 sqft of useable and rentable space including the main & upper floors, basement and detached heated garage. This charming 2 storey thoughtfully converted for office/retail use offers a main floor with an office area, boardroom, kitchenette, and 2-piece bathroom; a second floor with three spacious offices and a 3-piece bathroom; and a basement (illegal) suite with a private entrance, kitchen, living area, bedroom, bathroom, and laundry. Modern upgrades include a high-efficiency furnace, tankless water heater, and security system. The detached single garage (shared party wall), plus 3-5 surface parking stalls offers ample storage and free parking. This property is ideal for investors, developers, or small business owners seeking to own rather than lease. Perfect for mixed-use development, professional services, creative industries, wellness industry, rental income or live-work setups.

Built in 1909

## Essential Information



1732 11 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 519.50 sq ft  
Interior Area 535.57 sq ft  
Excluded Area 50.03 sq ft



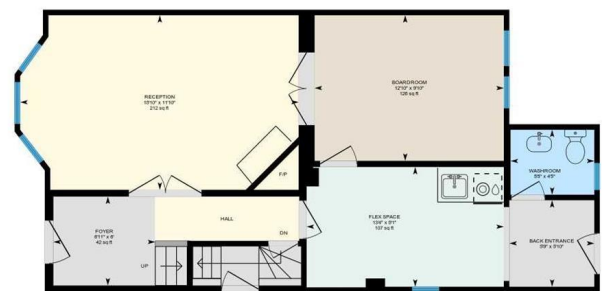
0 3 6 ft

PREPARED: 2025/01/08

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 682.31 sq ft  
Interior Area 640.05 sq ft



0 3 6 ft

PREPARED: 2025/01/08

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|            |            |
|------------|------------|
| MLS® #     | A2253295   |
| Price      | \$675,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1909       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1732 11 Avenue Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0N4           |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Block           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 48                  |
| Zoning         | DC (pre 1P2007)     |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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