

# \$399,900 - 140, 5430 17 Avenue Se, Calgary

MLS® #A2251257

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use.

Step into a bright, welcoming interior featuring:

- \*Three private rooms
- \*One oversized office or executive suite
- \*Modern finishes throughout
- \*Freshly updated flooring, paint, and fixtures
- \*Efficient layout with reception area and waiting space\*

The property comes with \*3 heated client parking stalls\*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. \*\*Available for Sale or Lease.\*\* Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251257  |
| Price     | \$399,900 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 140, 5430 17 Avenue Se |
| Subdivision | Penbrooke Meadows      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 1J3                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 77                |
| Zoning         | C-COR2 f3.0h23    |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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