# \$1,699,900 - 1742 10 Avenue Sw, Calgary

MLS® #A2266683

### \$1,699,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.11 Acres

Sunalta, Calgary, Alberta

Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50' × 100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space â€" an excellent opportunity for investors, developers or owner-operators.

On the main floor you'II find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony â€" ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint.

With its DC zoning, this property is exceptionally flexible â€" perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.







Built in 1950

#### **Essential Information**

MLS® # A2266683

Price \$1,699,900

Bathrooms 0.00 Acres 0.11 Year Built 1950

Type Commercial

Sub-Type Office Status Active

### **Community Information**

Address 1742 10 Avenue Sw

Subdivision Sunalta
City Calgary
County Calgary
Province Alberta
Postal Code T3C0J8

#### **Additional Information**

Date Listed October 24th, 2025

Days on Market 5

Zoning DC

## **Listing Details**

Listing Office CIR Realty

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