

BUILT-OUT RETAIL CONDO ON 17TH AVENUE SW FOR SALE

1524 17th Avenue SW
Calgary

SIGNAGE

FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE
LOCAL EXPERTISE MATTERS

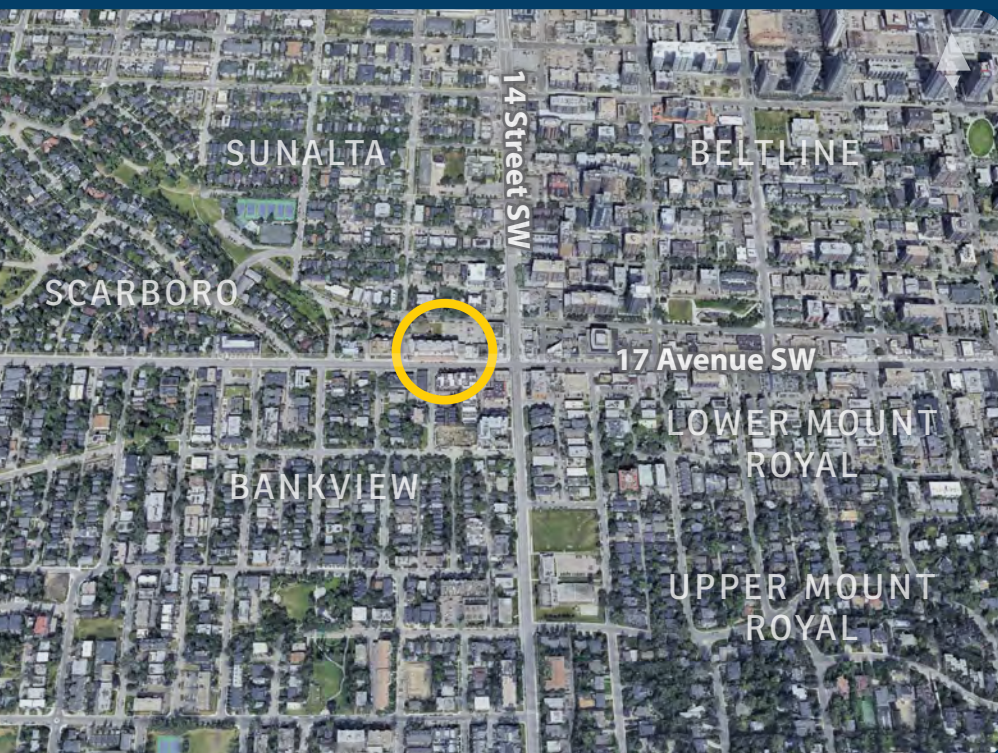


#not in my city



ESTABLISHED COMMERCIAL CORRIDOR

Fronting 17th Avenue SW, the property benefits from visibility to passing traffic and convenient access for customers from surrounding neighbourhoods and the downtown core. Located within an established retail and service corridor, the area is home to a diverse mix of businesses, restaurants, and neighbourhood amenities that contribute to consistent activity throughout the day.



STRONG DEMOGRAPHIC BASE



Located within a dense, high-income urban trade area, the surrounding neighbourhood continues to benefit from new residential and mixed-use development, driving population growth and expanding the local customer base.

AREA DEMOGRAPHICS (3 KM RADIUS)



POPULATION

153,096



AVERAGE HOUSEHOLD INCOME

\$201,116



CURRENT CONSUMPTION

FOOD
\$621.1M

HEALTH CARE
\$154.2M

PERSONAL CARE
\$118.8M

CLOTHING
\$143M

RECREATION
\$288.4M

LIQUOR/TOBACCO
\$65.8M



PROPERTY INFORMATION

MUNICIPAL ADDRESS: 1524 17th Avenue SW, Calgary

LEGAL DESCRIPTIONS:

- » Unit – Plan No. 0112266; Unit 116; Unit Factor 220
- » Titled Parking – Plan No. 0112266; Unit 46,47

LAND USE: Commercial - Corridor 1 (C-COR1)

YEAR BUILT: 2000

UNIT AREA:

- » As per design-build contractor's plan:

1,207 sq. ft. – main floor

322 sq. ft. – mezzanine

TOTAL: 1,529 sq. ft.

- » As per registered condo plan:

TOTAL: 1,485 sq. ft.

PARKING:

- » 2 underground titled stalls included
- » Underground customer stalls
- » Street parking

FINANCIAL INFORMATION

PROPERTY TAXES (2026): \$14,164.15/year

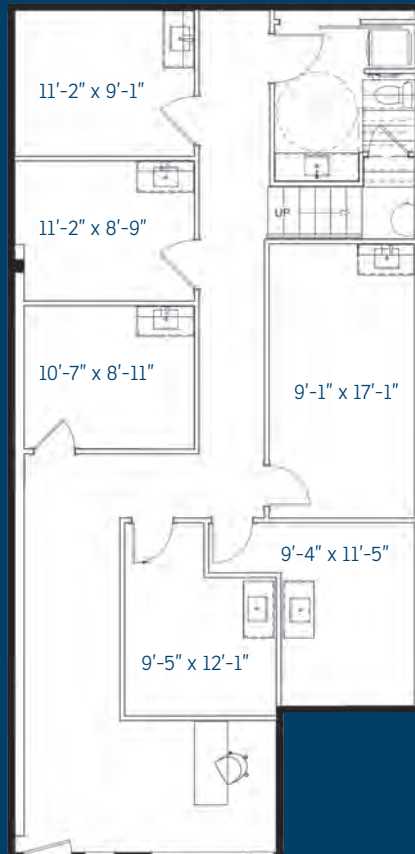
CONDO FEES (2026): \$669.99/mo

PRICE: \$749,999

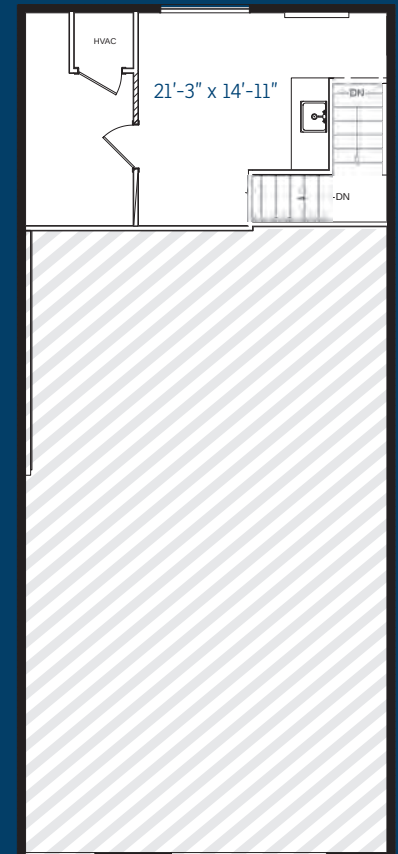
TURNKEY SPA OPPORTUNITY



Premises are currently configured for spa use, providing a ready-to-occupy environment with established treatment and customer areas.

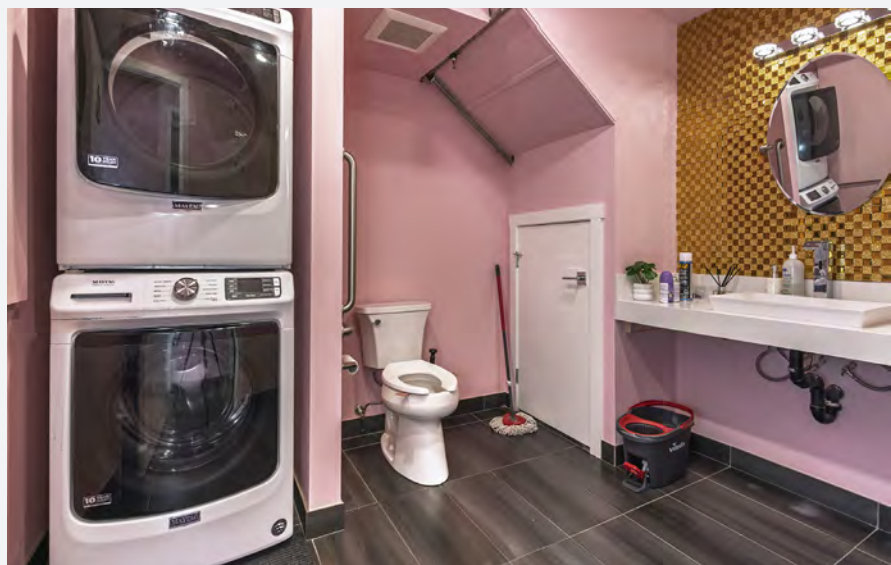
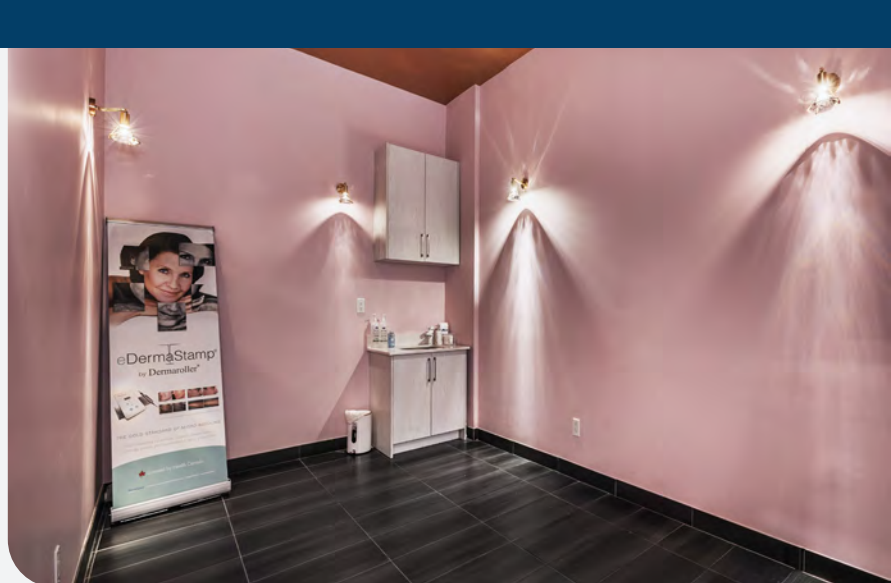


MAIN FLOOR



MEZZANINE

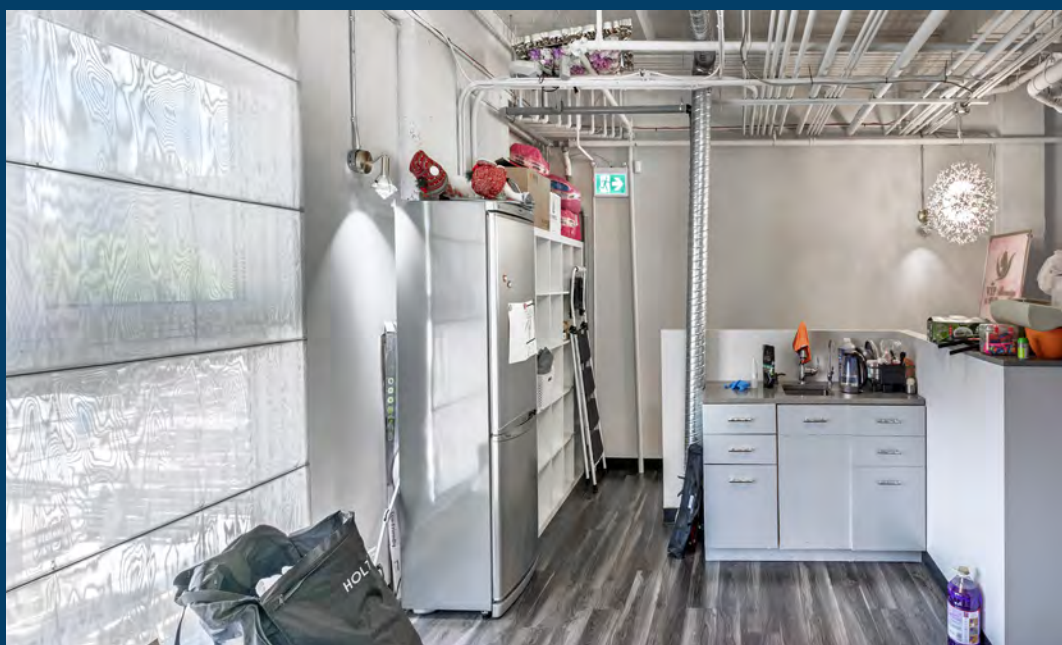
May not be exactly as shown.



FUNCTIONAL MEZZANINE SPACE



Mezzanine level includes a kitchenette and office/storage area, providing flexible space that can be utilized for many operational needs.



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