

# BUILT-OUT RETAIL CONDO ON 17<sup>TH</sup> AVENUE SW FOR SALE

1524 17th Avenue SW  
Calgary

**SIGNAGE**

*influence*  
THE BALCON

EXPERIENCE  
THE DIFFERENCE  
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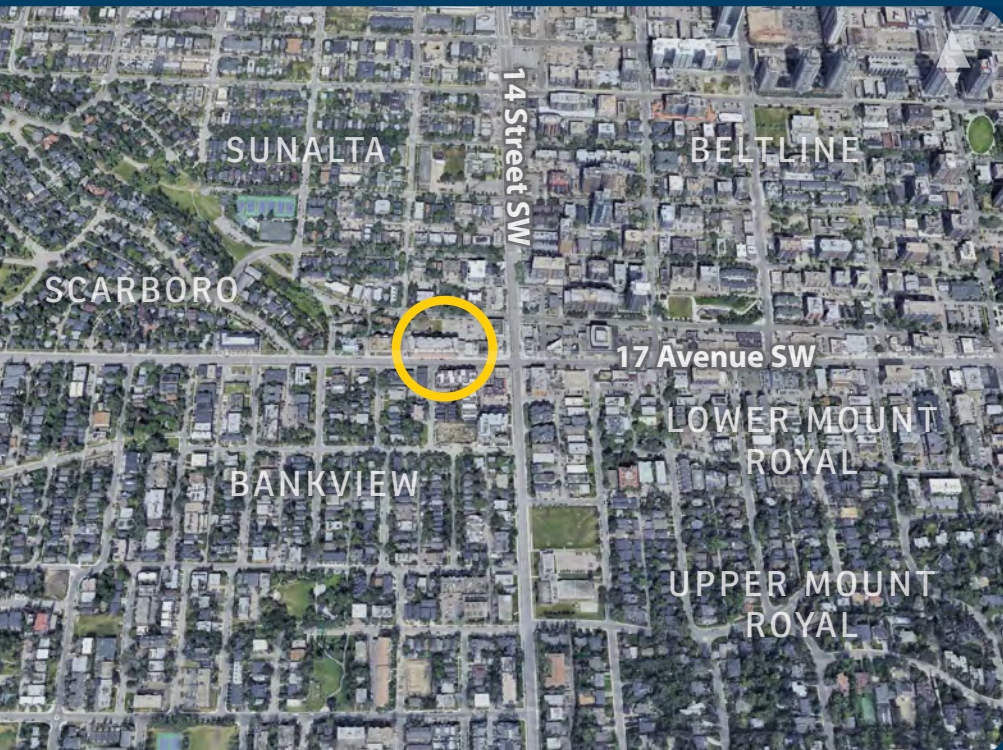
SKYLINE ON 17<sup>TH</sup> CONDOMINIUM

17 Avenue SW  
14,000 VPD



## 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		AVERAGE HOUSEHOLD INCOME
	<b>153,096</b>		<b>\$201,116</b>
	CURRENT CONSUMPTION		
	FOOD	HEALTH CARE	PERSONAL CARE
	<b>\$621.1M</b>	<b>\$154.2M</b>	<b>\$118.8M</b>
	CLOTHING	RECREATION	LIQUOR/TOBACCO
	<b>\$143M</b>	<b>\$288.4M</b>	<b>\$65.8M</b>

Sources: Statistics Canada



## 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

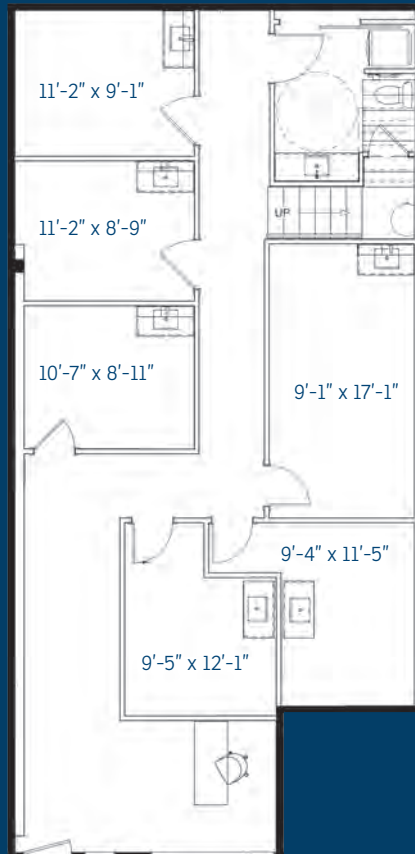
**CONDO FEES (2026):** \$669.99/mo

**PRICE:** \$749,999

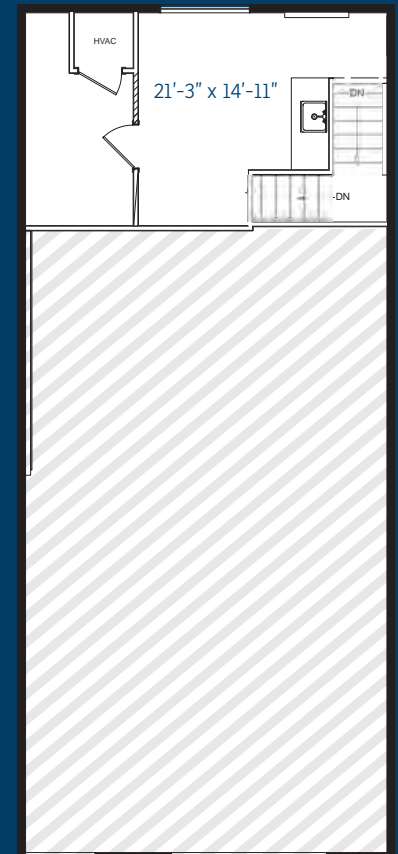
## TURNKEY SPA OPPORTUNITY



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

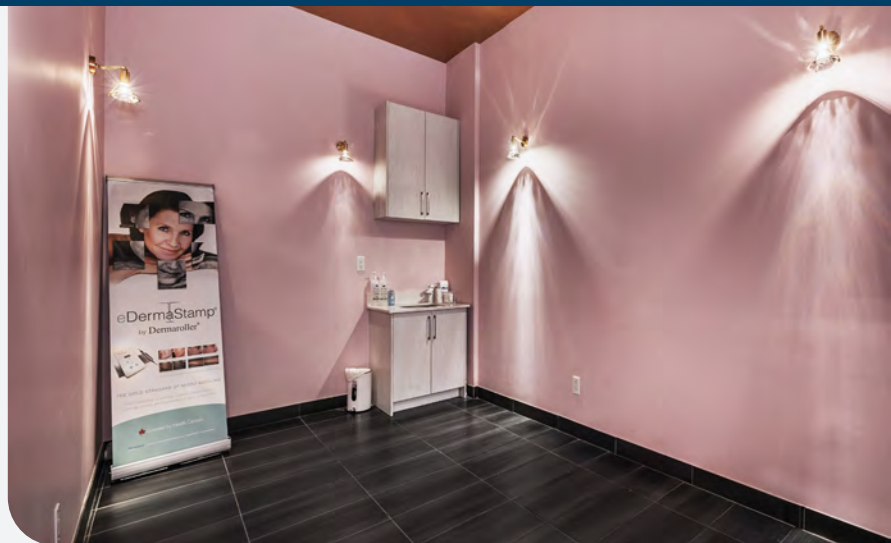


MAIN FLOOR



MEZZANINE

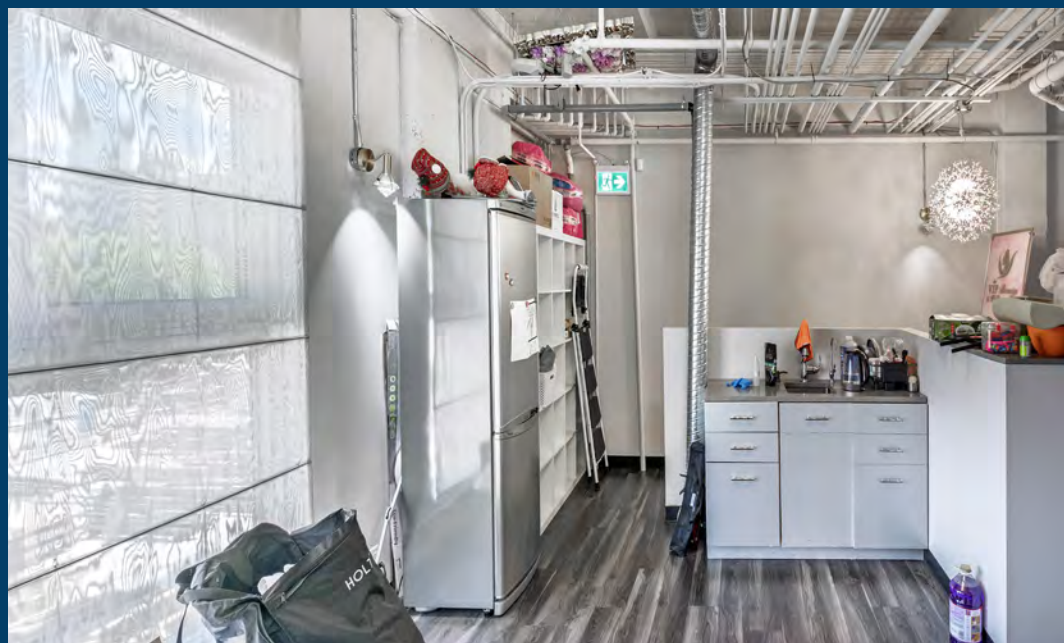
May not be exactly as shown.



## 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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