

# \$250,000 - 3009 23, Calgary

MLS® #A2212889

## \$250,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

An exceptional opportunity awaits with this well-established and beautifully maintained restaurant located in a high-traffic, sought-after area. Known for its flavorful and authentic cuisine, this culinary gem has built a loyal customer base and enjoys strong word-of-mouth and online reputation.



The interior features a warm and inviting ambiance with tasteful décor, comfortable seating, and a layout that supports both dine-in and takeout service. Strategically situated with excellent visibility, ample parking, and easy access from major roads, this location offers strong foot traffic and consistent customer flow. Whether you're an experienced restaurateur or an ambitious entrepreneur, this is a rare chance to step into a thriving business.

Built in 2018

## Essential Information

MLS® #	A2212889
Price	\$250,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	3009 23
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E7A4

## Additional Information

Date Listed	April 17th, 2025
Days on Market	125
Zoning	.

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.