

# \$1,699,900 - N/A, Calgary

MLS® #A2228230

**\$1,699,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, Calgary, Alberta

This well-maintained, free-standing two-storey commercial building is located in the heart of the vibrant Marda Loop community. Built in 2014, the property offers 2,520 square feet above grade, with additional basement space that can be used for storage or into rentable space. Zoned MU-1 (Mixed Use - General), itâ€™s an excellent opportunity for conversion into professional offices such as an accounting firm, law practice, or other commercial uses. The upper level is currently leased to long-term tenants, providing stable rental income. Situated in a high income community, easily accessible location, this property offers both flexibility and strong investment potential. Annual property taxes for 2025 are \$23,356.61. All tours are by appointment only.

Built in 2013

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2228230    |
| Price      | \$1,699,900 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2013        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information



|             |         |
|-------------|---------|
| Address     | N/A     |
| Subdivision | N/A     |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 71             |
| Zoning         | MU-2 f3.0h23   |

### **Listing Details**

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

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