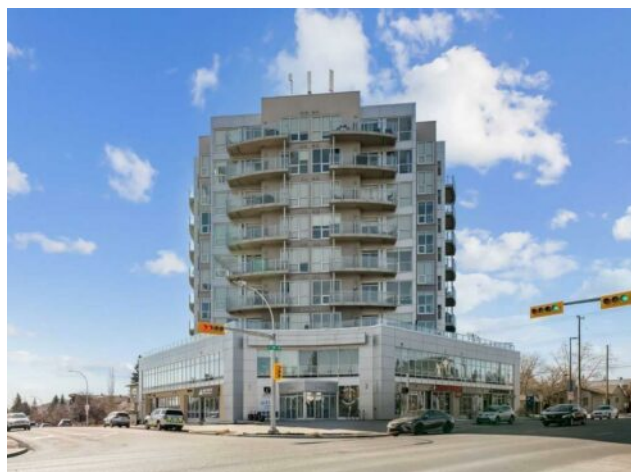


**220, 2505 17 Avenue SW  
Calgary, Alberta****MLS # A2219504****\$870,000****Division:** Richmond**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** The Casel**Bus. Name:** -**Size:** 1,877 sq.ft.**Zoning:** C-COR1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Furniture and appliances included

Prime Commercial Opportunity in the Heart of the Action! Positioned at the highly visible and easily accessible southwest corner of 17 Avenue SW and 24 Street SW, this bright and spacious unit offers exceptional exposure in one of Calgary's most vibrant corridors. Enjoy sweeping views and abundant natural light throughout the space, ideal for a professional office. This property includes 4 secured underground parking stalls plus ample visitor parking, ensuring ease for clients and staff alike. Commuting is a breeze with walking access to the LRT and major bus routes, putting the entire city within reach. Benefit from high foot traffic and onsite amenities, including Cassis Bistro, True Gents Barbershop, The Village Flatbread Co., and Liquor Drops &mdash; making this location a dynamic and convenient destination. Don't miss this chance to establish your presence in one of Calgary's most sought-after commercial hubs!