

140, 5430 17 Avenue SE
Calgary, Alberta

MLS # A2251256



\$32 per sq.ft.

Division: Penbrooke Meadows

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Bella Casa

Bus. Name: -

Size: 980 sq.ft.

Zoning: C-COR2 f3.0h23

Heating: -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** CLOTHES WASHER & DRYER

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use. Step into a bright, welcoming interior featuring: *Three private rooms *One oversized office or executive suite *Modern finishes throughout *Freshly updated flooring, paint, and fixtures *Efficient layout with reception area and waiting space* The property comes with *3 heated client parking stalls*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you’re expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. **Available for Sale or Lease.** Don’t miss your chance to secure a prime spot on one of Calgary’s most dynamic commercial corridors. Book your private tour today with your favourite realtor.