

**1, 7 Parkdale Crescent NW
Calgary, Alberta**

MLS # A2276663



\$20 per sq.ft.

Division: Parkdale

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: M-X2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Creative Main Floor Opportunity in Parkdale's Riverside Pocket Claim your spot in one of Calgary's most soulful and perfectly positioned neighborhoods. We're offering a 2,236 sqft main floor canvas in Parkdale—a community known for its mature trees, mid-century charm, and a laid-back, creative energy that you won't find downtown. This is the ideal home for a local brand, a boutique studio, or a community-focused venture looking to tap into a loyal, high-income demographic that values staying local. Leave it open for a bold 2,236 sqft flagship or demise it into two separate units to create a curated, small-scale retail or office experience. The Term: Perfect for a focused launch or a strategic pop-up, Landlord would consider a 1 year term to 3+ year term. The op cost are being verified but were \$15/sqft (2024). Unbeatable Parking: Forget the parking headaches of nearby Kensington. This space includes 4 rear stalls that can accommodate up to 8 vehicles (tandem)—a massive luxury for staff and clients in this area. The Parkdale Vibe: The River Connection: Located just steps from the Bow River pathways, this spot benefits from the "active lifestyle" crowd and locals out for their daily walk to Lazy Loaf & Kettle. You're perfectly sandwiched between the University of Calgary, Foothills Medical Centre, and the downtown core, giving you a diverse and professional audience right at your doorstep.