

\$35 - 140, 5430 17 Avenue Se, Calgary

MLS® #A2234242

\$35

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

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.



Built in 2009

Essential Information

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|-----------|----------|
| MLS® # | A2234242 |
| Price | \$35 |
| Bathrooms | 0.00 |
| Acres | 0.00 |

| | |
|------------|------------|
| Year Built | 2009 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 140, 5430 17 Avenue Se |
| Subdivision | Penbrooke Meadows |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1J3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

Additional Information

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|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 6 |
| Zoning | C-COR2 f3.0h23 |

Listing Details

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|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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