

# \$624,278 - 346 4 Avenue Se, Calgary

MLS® #A2238471

**\$624,278**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

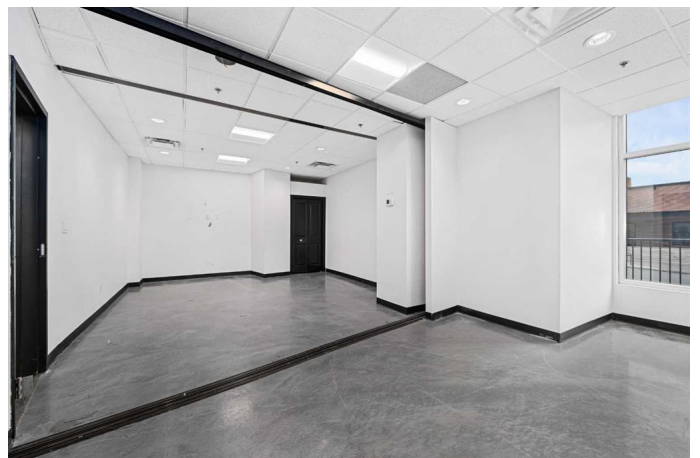
Downtown East Village, Calgary, Alberta

Prime Retail Condo Bays for Sale in Downtown Calgary : Welcome to this exceptional opportunity to own four titled retail condo bays (see supplement for floor plan) located on the main floor of a bustling residential building with 150 units in the heart of Downtown Calgary. These retail space is situated in a high-traffic area with excellent visibility and versatile potential for various business needs. These bay (unit 395, unit 396, unit 397) offers customizable space, ideal for a wide range of businesses, including CONVENIENT STORE /MEDIC CLINIC/ PHARMACY / CHIROPRACTOR / PHYSIOTHERAPY / GYM / CAFE /BAKERY / TRAVEL AGENCY etc. Features include large display windows and high ceilings, creating a bright and inviting atmosphere for customers. Separate entrance for each bay. Located near public transportation. Near river walk and city parking, these retail condos benefit from the vibrant local community and the constant flow of visitors to nearby attractions. The property includes 13 parking stalls (9 titled underground and 4 above ground), providing ample parking for your customers. Schedule a viewing today and see the potential for yourself.

Built in 2010

## Essential Information

MLS® #	A2238471
Price	\$624,278



Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	346 4 Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1C9

### Amenities

Parking Spaces	13
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### Additional Information

Date Listed	July 9th, 2025
Days on Market	53
Zoning	CC-ET

### Listing Details

Listing Office	CIR Realty
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