

\$1,699,900 - 1742 10 Avenue Sw, Calgary

MLS® #A2266683

\$1,699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

Sunalta, Calgary, Alberta

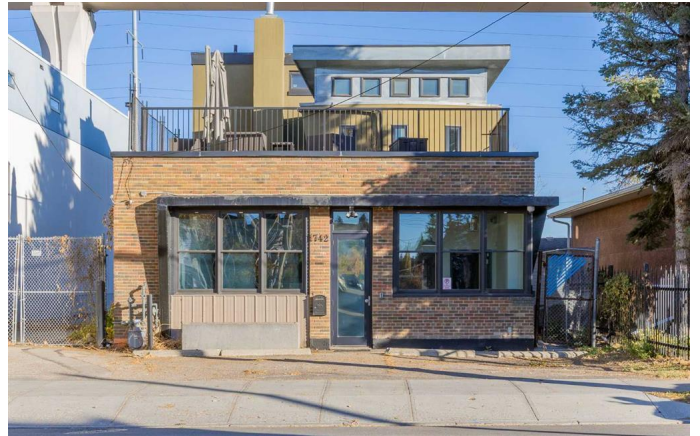
Discover a rare and highly versatile commercial asset just steps from the Sunalta Station (LRT) in one of Calgary's emerging inner-city neighbourhoods. Zoned DC (Direct Control) and positioned on a 50' Ã— 100' lot, this thoughtfully renovated two-storey building delivers approx. 2,228 sq ft of usable/rentable space â€” an excellent opportunity for investors, developers or owner-operators.

On the main floor you'll find a smart retail/office layout featuring an open plan workspace or client-facing area, a boardroom, a kitchenette, and two two-piece washrooms. The upper floor offers a large office space with its own 3-piece bathroom and a 863 sq ft private balcony â€” ideal for executive use or creative studio space. Outside, the site includes 3-5 surface parking stalls with convenient alley access, along with a generous storage footprint.

With its DC zoning, this property is exceptionally flexible â€” perfect for mixed-use redevelopment, professional services, creative or wellness industries, owner-occupied rental income, or live/work configurations. Don't lease when you can own in a central, transit-oriented location with strong upside.

Built in 1950

Essential Information



MLS® #	A2266683
Price	\$1,699,900
Bathrooms	0.00
Acres	0.11
Year Built	1950
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1742 10 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0J8

Additional Information

Date Listed	October 24th, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	CIR Realty
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