



709 Edmonton Trail Calgary Alberta

\$1,788,888

Charming and versatile, this beautifully restored heritage mixed-use building in the heart of Crescent Heights blends historic character with modern upgrades, making it an exceptional opportunity for a boutique cafe, trendy bakery, stylish office, or creative retail space. Boasting approximately 2,000 sq. ft. over two levels, the main floor features soaring 11-foot original tin ceilings, expansive floor-to-ceiling sound-rated windows, and both front and rear entrances. Previously a licensed restaurant/bar, it still offers four glycol-chilled beer/kombucha lines connected to a walk-in cooler in the spacious basement, along with a bathroom, generous storage, and on-demand hot water. The upper level is a completely private, professional-grade office suite with two secure entrances, roll-down shutters, three large offices, an impressive boardroom, and a full bathroom with shower, washer, and dryer. The former commercial kitchen has been converted into a cozy back office, with rough-in gas and plumbing still in place for easy conversion. With 200-amp power, high visibility, over 3,000+ daily foot traffic, and 5-6 dedicated rear parking stalls, this rare gem is the perfect fusion of old-world charm and modern functionality – ideal for anyone looking to thrive in Calgary's vibrant inner city. (id:6769)

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