



1859 17 Avenue Calgary Alberta

\$5,350

SPECTACULAR INNER-CITY MIXED-USE COMMERCIAL OPPORTUNITY ON ICONIC 17TH AVENUE SW!
 Located in the highly sought-after community of Bankview, this MODERN 2-STOREY CORNER UNIT w/BASEMENT offers 1,713 SQ. FT. OF DEVELOPED SPACE designed for MAXIMUM VISIBILITY, FUNCTIONALITY + PROFESSIONAL PRESENCE. Featuring 3 PRIVATE OFFICES, 2 BULLPEN WORKSPACES, 3 TWO-PIECE BATHS, A CONTEMPORARY KITCHENETTE + A PRIVATE PARKING STALL, the layout provides exceptional flexibility for a wide range of business uses. A bright, welcoming foyer finished w/LUXURY VINYL PLANK FLOORING, NEUTRAL PAINT + MODERN LIGHTING sets the tone, while built-in cabinetry enhances organization + efficiency. The first private office sits immediately to your left - ideal for a RECEPTION OR EXECUTIVE OFFICE - while the spacious bullpen further down the hall accommodates multiple desks and is complemented by a full wall of sleek cabinetry. The adaptable design allows the front office to function as a RECEPTION WITH WAITING AREA, or the rear bullpen to serve as a DEDICATED CLIENT LOUNGE, complete w/an accessible two-piece bathroom for clients + staff. Upstairs, SOARING VAULTED CEILINGS & FLOOR-TO-CEILING WINDOWS W/NORTH & EAST VIEWS flood the space w/natural light, enhanced by large roll-down blinds for privacy + light control. The upper level features a second expansive bullpen suitable for multiple workstations, a BOARDROOM CONFIGURATION OR COLLABORATIVE OPEN WORKSPACE -- ideal for creative studios, professional services, or corporate office use -- along with a 2nd private office + additional two-piece bath. The fully developed basement continues the modern aesthetic w/LARGE WINDOWS + A STYLISH KITCHENETTE COMPLETE W/ FULL FRIDGE, MICROWAVE + DISHWASHER, plus a 3rd private office w/ access to the utility room. Added highlights include CENTRAL A/C, UPGRADED FIRE SAFETY FEATURES + REAR/SIDE ACCESS FOR STAFF OR DELIV...

Listing Presented By:



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