

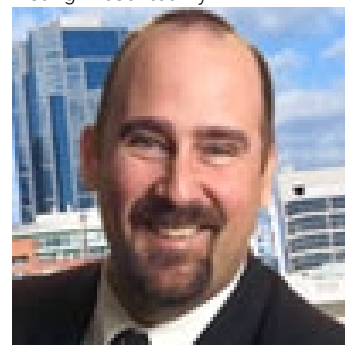


3803 69 Street Calgary Alberta

\$3,800,000

Extremely rare opportunity to acquire a well-maintained 10,500 square foot place of worship located in a highly accessible and vibrant location in Calgary's west-end community of Bowness. With a seating capacity of up to 300 people in the primary 2,500 sq.ft main worship area and open 500 sq.ft balcony - this facility provides an ideal, flexible environment for an established or growing faith organization. The main level is designed with an accessible and functional layout, welcoming visitors through a centrally located two-storey vestibule adorned with stained glass windows, and seamlessly connects the fellowship, administrative, and social areas of the building. The main level includes approximately 600 sq.ft of administrative offices and a fully equipped ~300 sq.ft kitchen featuring a commercial-grade gas range and ventilation system, plus large storage pantry, roll-up service window, and separate exterior entrance. Large secondary gathering spaces of 1,200 and 850 sq.ft provide ample flexibility for classrooms, youth groups, meetings, or special events - while a third 770 sq.ft lower hall offers a partial kitchen for multi-use functions. Having undergone two major additions with the latest in 1999, the main floor and bathrooms are fully handicapped accessible. Separate heating zones for efficient temperature management across different sections of the building, plus skylights in the largest upper gathering area provide an abundance of uplifting, natural light. The property is BIG - utilizing a full acre of land with 0.86 acres titled, with ample room for building expansion, based on future growth needs within normal zoning approvals. The site also ideally benefits from the immediately adjacent 8.5 acres of school fields and the related baseball diamonds and playground, plus the huge outdoor green space - opening opportunities for a wide array of large...

Listing Presented By:



Originally Listed by:
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