

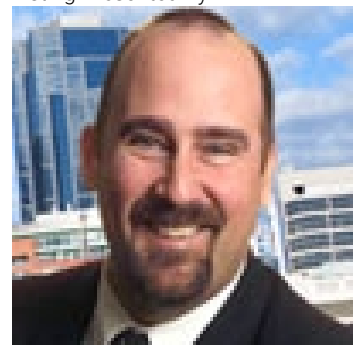


# 527 15 Avenue Calgary Alberta

\$449,900

This True ONE-OF-A-KIND Commercial PROPERTY, includes LOW LOW LOW TAXES, + comes in a PRIME LOCATION!!! Situated in The CONSERVATORY Building, this GROUND LEVEL Unit offers 966 Sq Ft of DEVELOPED SPACE and was FULLY CUSTOM DESIGNED + BUILT, FINISHED w/4 OFFICE/TREATMENT ROOMS, a dedicated FOYER for clients, a 4 pc Bathroom, with IN-SUITE LAUNDRY, a SPACIOUS RECEPTION AREA, + a PRIVATE PATIO!!! This unit also includes 3 CONVENIENT TITLED PARKING SPOTS (located all together) in the HEATED UNDERGROUND PARKADE, with UNLIMITED Street Parking out front, plus a SEPARATE STORAGE UNIT- providing AMPLE flexibility for business operations!!! This RARE finished commercial space offers an EXCEPTIONAL opportunity within a residential building in one of Calgary's most WALKABLE, HIGH-DENSITY, and BUSINESS-FOCUSED districts. With 966 Sq Ft of GROSS LEASABLE AREA, this unit delivers a POLISHED, MODERN environment perfectly suited for Medical Aesthetics, Wellness Practices, Boutique Professional Services, or any client-driven business seeking a HIGH-END, MOVE-IN-READY location. Step into the COURTYARD, and you're met with an IMPRESSIVE, European-inspired atmosphere that immediately ELEVATES the entire building's first impression (This space COMES to LIFE in the SUMMER!!!). The CHARM continues inside, as you're met with SOARING 14' ceilings, NEUTRAL colours, and the HIGHEST-QUALITY Italian quartz tile flooring that runs throughout the main space. An OPEN and INVITING reception area measuring 18'3" x 15'7", and 4 treatment rooms offer EXCELLENT FUNCTIONALITY, each DESIGNED for COMFORT, WORKFLOW, and DISCRETION. The CUSTOM finishes found throughout the unit--including a CEMENT fireplace in the reception area, a CUSTOM CEMENT SINK + Tiled Shower in the bathroom--create an INDUSTRIAL, ARCHITECTURALLY APPEALING feel rarely found in commercial units at this price point. The DEDICATED Laund...

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca