

# \$870,000 - 220, 2505 17 Avenue Sw, Calgary

MLS® #A2219504

**\$870,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Richmond, Calgary, Alberta

Prime Commercial Opportunity in the Heart of the Action!

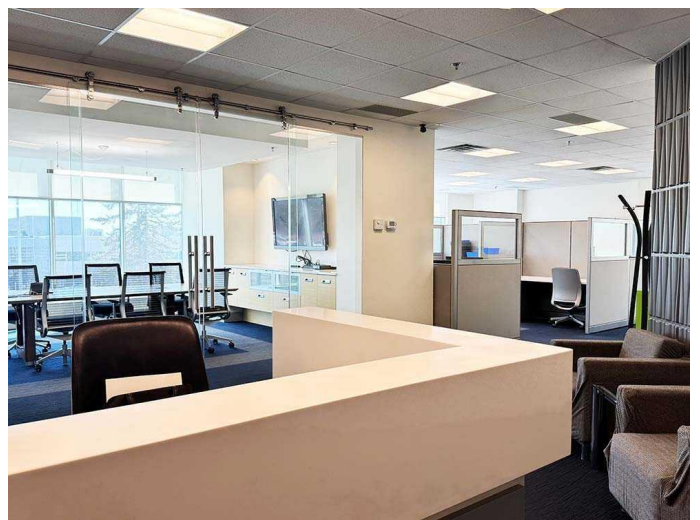
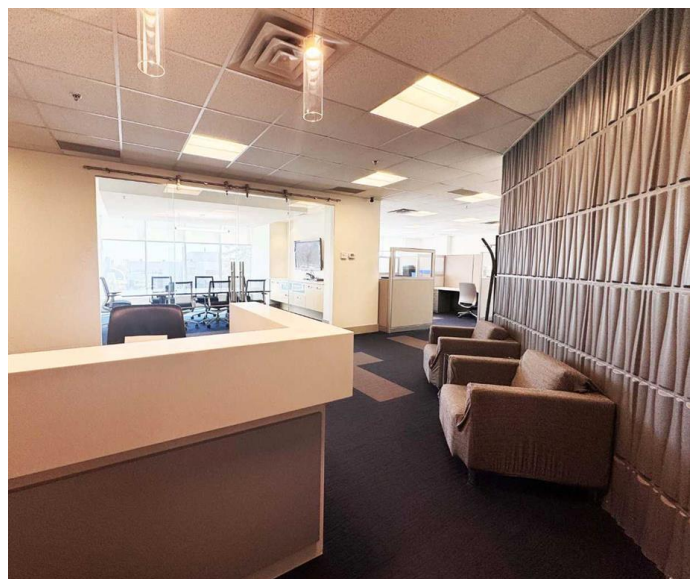
Positioned at the highly visible and easily accessible southwest corner of 17 Avenue SW and 24 Street SW, this bright and spacious unit offers exceptional exposure in one of Calgary's most vibrant corridors. Enjoy sweeping views and abundant natural light throughout the space, ideal for a professional office. This property includes 4 secured underground parking stalls plus ample visitor parking, ensuring ease for clients and staff alike. Commuting is a breeze with walking access to the LRT and major bus routes, putting the entire city within reach. Benefit from high foot traffic and onsite amenities, including Cassis Bistro, True Gents Barbershop, The Village Flatbread Co., and Liquor Drops â€™ making this location a dynamic and convenient destination.

Donâ€™t miss this chance to establish your presence in one of Calgaryâ€™s most sought-after commercial hubs!

Built in 2011

## Essential Information

MLS® #	A2219504
Price	\$870,000
Bathrooms	0.00
Acres	0.00
Year Built	2011



Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	220, 2505 17 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1J2

### Amenities

Parking Spaces	4
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### Additional Information

Date Listed	May 13th, 2025
Days on Market	36
Zoning	C-COR1

### Listing Details

Listing Office	RE/MAX First
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