

# \$1,390,000 - 116, 738 3 Avenue Sw, Calgary

MLS® #A2202128

**\$1,390,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

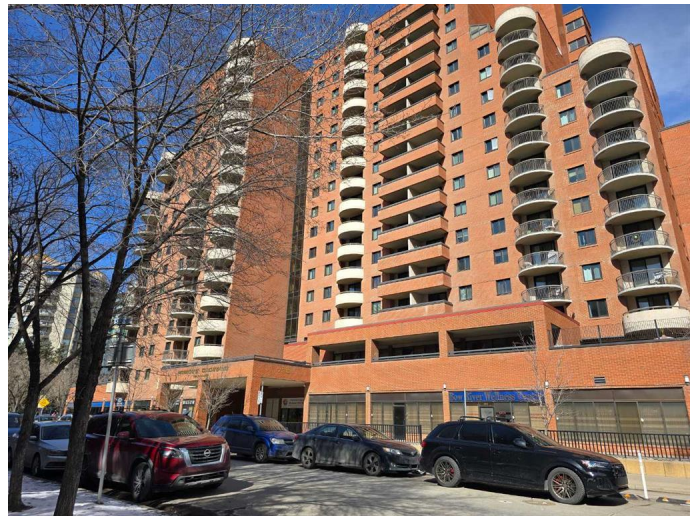
Eau Claire, Calgary, Alberta

This highly sought-after retail condo unit, ideally suited for medical, dental, or massage therapy practices, offers 10 fully-equipped exam rooms, each with its own sink. The space features elegant marble flooring throughout, creating a professional and welcoming environment. For convenience and accessibility, the unit includes his and her handicap washrooms located down the hallway. Situated on the main floor with direct street access, this property ensures excellent visibility and ease of access for both clients and staff. Additionally, the unit comes with two assigned underground parking stalls, providing both convenience and security for your business. All utilities, including water, heat, and electricity, are included in the condo fees, eliminating any hidden costs. This well-appointed space offers a rare opportunity to establish or expand your practice in a prime location with high foot traffic. Tours are available by appointment only, so schedule your viewing today to explore the potential of this exceptional retail space for your business.

Built in 1981

## Essential Information

MLS® #	A2202128
Price	\$1,390,000
Bathrooms	0.00
Acres	0.00



Year Built	1981
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	116, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	41
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.