

# \$649,999 - 150, 246 Nolanridge Crescent Nw, Calgary

MLS® #A2232063

**\$649,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Nolan Hill, Calgary, Alberta

Discover a rare opportunity to own a brand new 1,101 square foot retail commercial bay in Nolan Hill, one of Northwest Calgary's busiest communities. This newly constructed plaza offers excellent visibility from Sarcee Trail with easy road access and large parking availability for customers. The steady traffic in the area makes it an ideal location for a wide range of businesses. The surrounding area is well-established with strong residential density and continued development, ensuring a consistent customer base.

The unit is brand new, allowing buyers to customize the space to suit their business or investment needs. Existing businesses in the plaza include exclusive uses such as a general physician, pharmacy, pizza, massage, and physiotherapy. There are also current tenants without exclusivity for grocery, a meat shop, and an Indian restaurant, providing a well-rounded mix of services and strong potential for complementary businesses.

This is a fantastic opportunity for investors or owner-users looking to establish themselves in a high-demand commercial corridor with long-term upside. Whether you're looking to set up your own business or lease it out, this Nolan Hill retail bay is a great addition to any portfolio.

Built in 2020



## Essential Information

MLS® #	A2232063
Price	\$649,999
Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	150, 246 Nolanridge Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1W9

## Additional Information

Date Listed	June 17th, 2025
Days on Market	12
Zoning	I-C

## Listing Details

Listing Office	eXp Realty
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