

\$35 - 140, 5430 17 Avenue Se, Calgary

MLS® #A2234242

\$35

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Penbrooke Meadows, Calgary, Alberta

Opportunity knocks on busy International Avenue (17 Ave SE)! This freshly renovated 980 square foot retail space is a rare find—move-in ready and perfectly designed for a variety of business types including: spa, massage therapy, medical, wellness, or professional office use.

Step into a bright, welcoming interior featuring:

- *Three private rooms
- *One oversized office or executive suite
- *Modern finishes throughout
- *Freshly updated flooring, paint, and fixtures
- *Efficient layout with reception area and waiting space

The property comes with *3 heated client parking stalls*, a major bonus during Calgary winters, and offers great visibility and access in a high-exposure location known for strong traffic. Whether you're expanding or starting fresh, this flexible, stylish, and functional space checks all the boxes. **Available for Sale or Lease.** Don't miss your chance to secure a prime spot on one of Calgary's most dynamic commercial corridors. Book your private tour today with your favourite realtor.



Built in 2009

Essential Information

MLS® #	A2234242
Price	\$35
Bathrooms	0.00
Acres	0.00

Year Built	2009
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	140, 5430 17 Avenue Se
Subdivision	Penbrooke Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1J3

Amenities

Parking Spaces	3
----------------	---

Additional Information

Date Listed	June 24th, 2025
Days on Market	5
Zoning	C-COR2 f3.0h23

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.