

2005 37 STREET

UNIT 3, 2005 37 STREET SW | MEDICAL CONDO FOR SALE

Willem Thoma
Vice President
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AVISON
YOUNG

Property Highlights

 Move-in ready, high quality medical buildout

 Rooftop patio with prime city views

 Unique live/work design

 Free & paid street parking in vicinity

 High exposure location near 17th Ave

 Ability for asset purchase and client list acquisition from current operator - call for details



YOUR NEXT OFFICE

YEAR BUILT:	2018
PREMISES (SF):	Unit 3: 2,525 (usable)
ZONING:	Mixed Use - General (MU-1)
ASKING PRICE:	<i>Call Agent for Details</i>
PARKING:	Single Car Garage
OCCUPANCY:	Negotiable
PROPERTY TAXES:	\$11,736/annum (2026)
CONDO FEES:	\$5,544/annum (2026)

- Insulated & sound proofed interior walls
- Solid core interior doors
- Luxury vinyl flooring
- Dimmers throughout
- Quartz countertops throughout
- Custom movable kitchen island
- Air conditioning & heating
- Triple pane glass windows
- Ample natural light with 10' ceilings

PERMITTED & DISCRETIONARY USES

PERMITTED USES

Permitted in the mixed use – general district:

- Accessory Residential Building;
- Home Based Child Care – Class 1;
- Home Occupation – Class 1;
- Park;
- Sign – Class A;
- Sign – Class B;
- Sign – Class D; and
- Utilities

Within existing approved buildings and if the public area is ≤ 150 m² :

- Restaurant: Food Service Only; and
- Restaurant: Licensed

Within an existing approved building and are not on the ground floor:

- Artist’s Studio;
- Catering Service – Minor;
- Financial Institution;
- Health Care Service;
- Instructional Facility;
- Office;
- Service Organization; and
- Veterinary Clinic.

Within an existing approved buildings:

- Convenience Food Store;
- Fitness Centre;
- Information and Service Provider;
- Library;
- Pet Care Service;
- Power Generation Facility – Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Retail and Consumer Service; and
- Specialty Food Store.

DISCRETIONARY USES

Within existing approved buildings and if the public area is ≤ 150 m² :

- Restaurant: Food Service Only; and
- Restaurant: Licensed

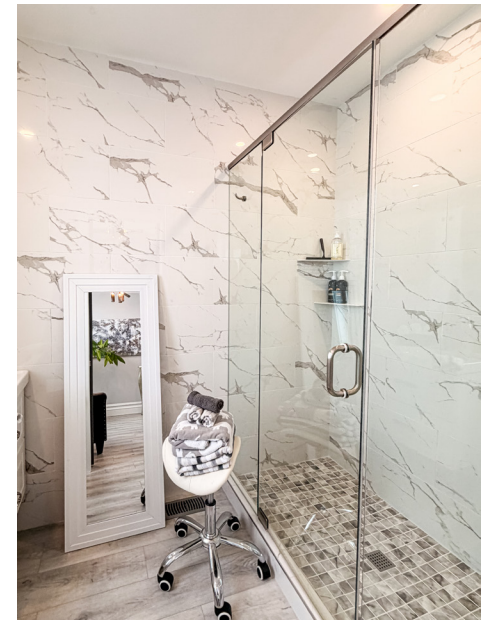
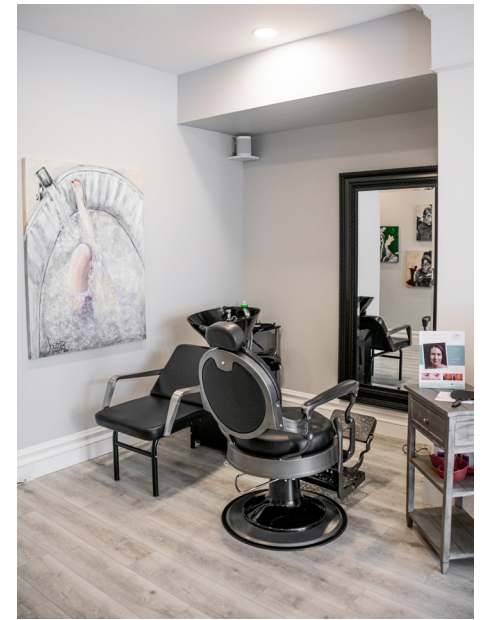
Located in proposed buildings or proposed additions to existing buildings:

- Restaurant: Food Service Only; and
- Restaurant: Licensed

Within an existing approved building and located on the ground floor:

- Addiction Treatment;
- Assisted Living;
- Brewery, Winery and Distillery;
- Child Care Service;
- Community Recreation Facility;
- Computer Games Facility;
- Custodial Care;
- Drinking Establishment – Small;
- Dwelling Unit;
- Home Occupation – Class 2;
- Hotel;
- Indoor Recreation Facility;
- Liquor Store;
- Outdoor Café;
- Parking Lot – Structure;
- Place of Worship – Medium;
- Place of Worship – Small;
- Post-secondary Learning Institution;
- Residential Care;
- Seasonal Sales Area;
- Signs – Class C;
- Signs – Class E;
- Social Organization;
- Special Function – Class 2;
- Supermarket;
- Utility Building;
- Vehicle Rental – Minor; and
- Vehicle Sales – Minor





SUITE 3: 2,525 SF

Lobby/Reception area

2 Seating/Waiting areas

Laundry room

Unfinished basement

Garage (single car)

2 Treatment rooms

Large Kitchen

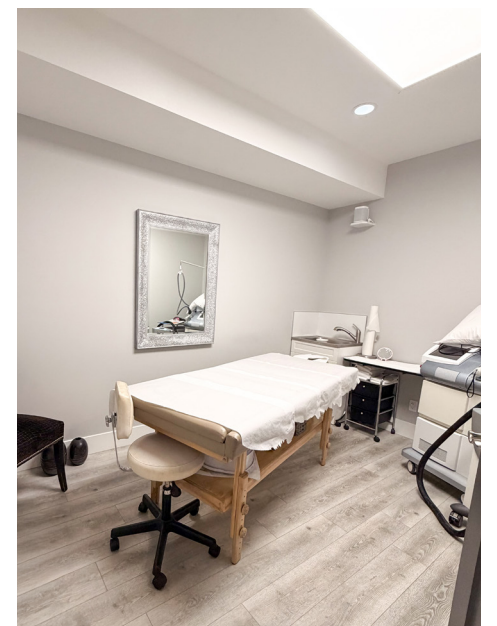
Storage

2 Bathrooms

2 Private rooms

Rooftop patio

Main floor reception



NEIGHBOURHOOD HIGHLIGHTS



DINING & CAFES:

Close to local favourites like Freo Breakfast & Lunch, SHIMIZU KITCHEN, and vibrant dining along 17th Avenue.



LOCATION:

Prime inner-city Glendale/Killarney location just 7 minutes to downtown Calgary.



TRANSIT ACCESS:

Minutes to Westbrook LRT Station with quick connections along Bow Trail & 17th Avenue.



LIFESTYLE:

Surrounded by established communities with parks, schools, and everyday amenities within minutes.



ACCESSIBILITY:

High-visibiity frontage on a major corridor with excellent client access.



SHOPPING & AMENITIES:

Near Westbrook Mall and easy access to marda loop and downtown retail.

THE HEART OF GLENDALE

PARKS & LANDMARKS

- 1 Kilarney Off-leash dog park
- 2 St. Gregory School

RECREATION

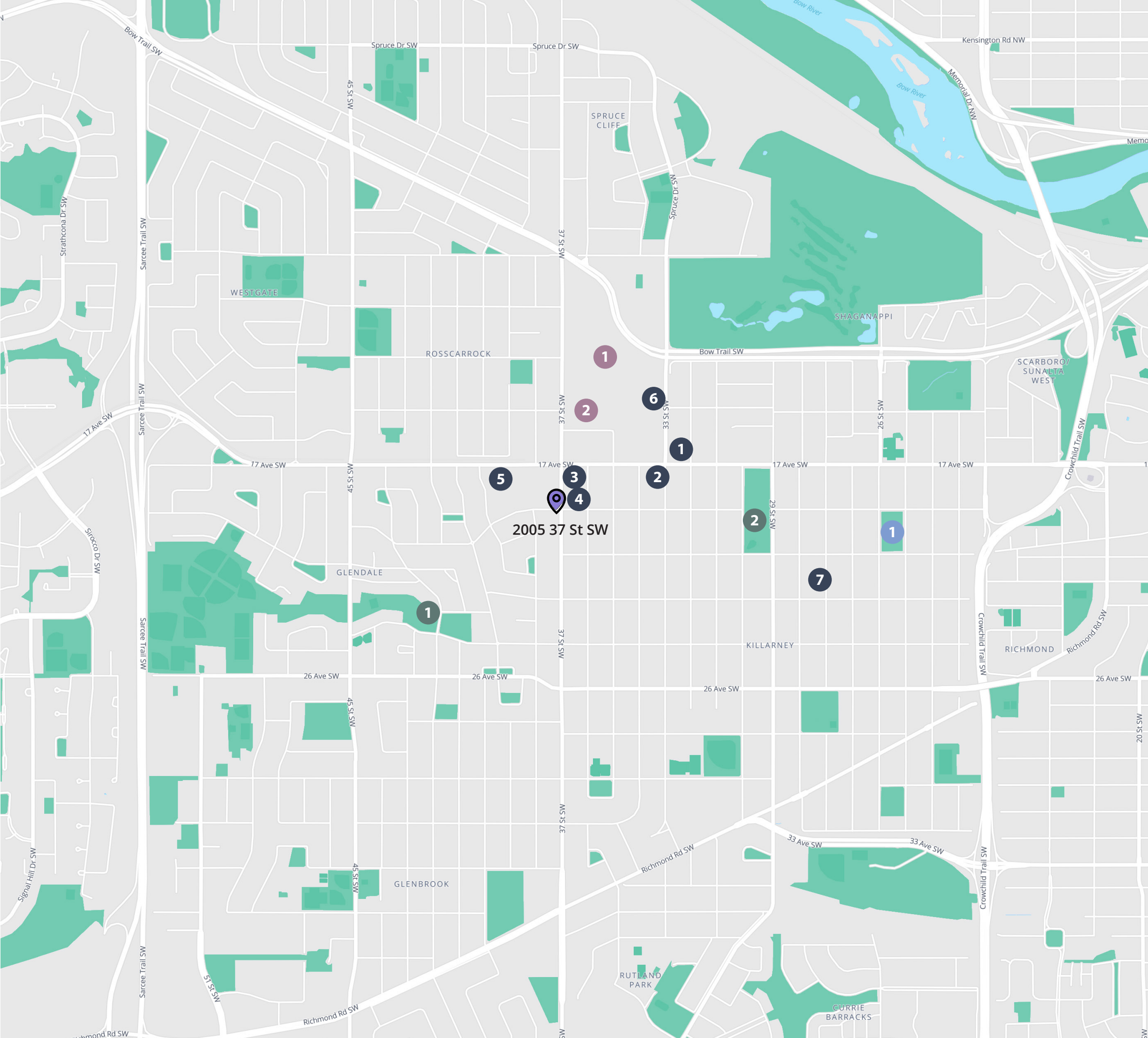
- 1 Glendale Outdoor Rink
- 2 Kilarney Aquatic & Recreation Centre
- 3 Optimist Athletic Park

SHOPPING

- 1 Westbrook Mall
- 2 Walmart Super Centre

DINING & COFFEE

- 1 Lusi YYC Italian
- 2 Spiros Pizza
- 3 SHIMIZU KITCHEN
- 4 Heritage Bakery & Deli
- 5 Beertales Kitchen & Bar
- 6 Dobre Cafe
- 7 28Beans Coffee Roasters



YOUR VISION OUR EXPERIENCE

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