

FOR SALE

132 - 17 AVENUE NW

CALGARY, AB



Brendon Kitzul
Senior Associate
403 466 0164
brendon.kitzul@kpliglobal.com

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Property Details

132 - 17 Avenue NW

Property Type

Standalone Building

Building Size

840 sf (upper floor)
840 sf (basement)

Lot Size

3,121 sf

Parking

4 surface stalls
Street parking available

Price

Contact Agent

Year Built

1925

Property Tax

\$3,043.80/annum
\$3.62/sf

Zoning

Direct Control 5Z2000 SITE 3



Property Highlights

Renovated Basement

Newly renovated basement offices

Location

Prime location along 17 Avenue NW with excellent accessibility

High Exposure

Excellent signage exposure

Parking

4 onsite surface stalls on rear parking pad
Free 2-hour street parking directly in front of the Property

Flexible Zoning

Ideal for professional & health-service users including therapists, medical, wellness, lawyers, accountants, etc.

Amenity Rich

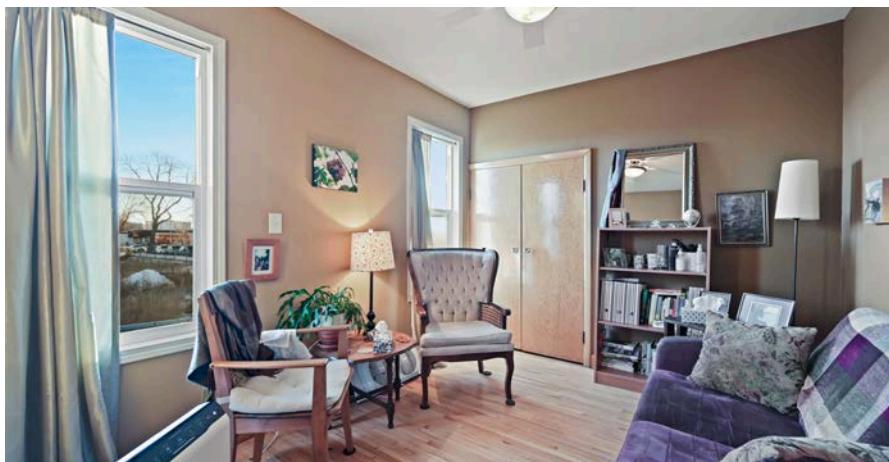
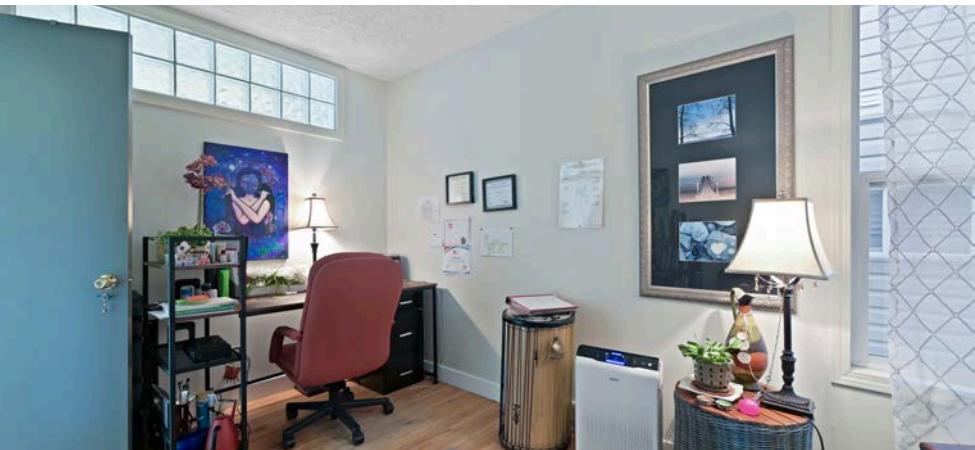
Walking Distance to Restaurants, Cafés, and Amenities on Kensington Road and North Hill



Building Layout

840 sf

- Waiting area
- 2 kitchenettes
- Meeting room
- 5 private offices
- 2 washrooms



Renovated Basement



FOR MORE INFORMATION



Brendon Kitzul

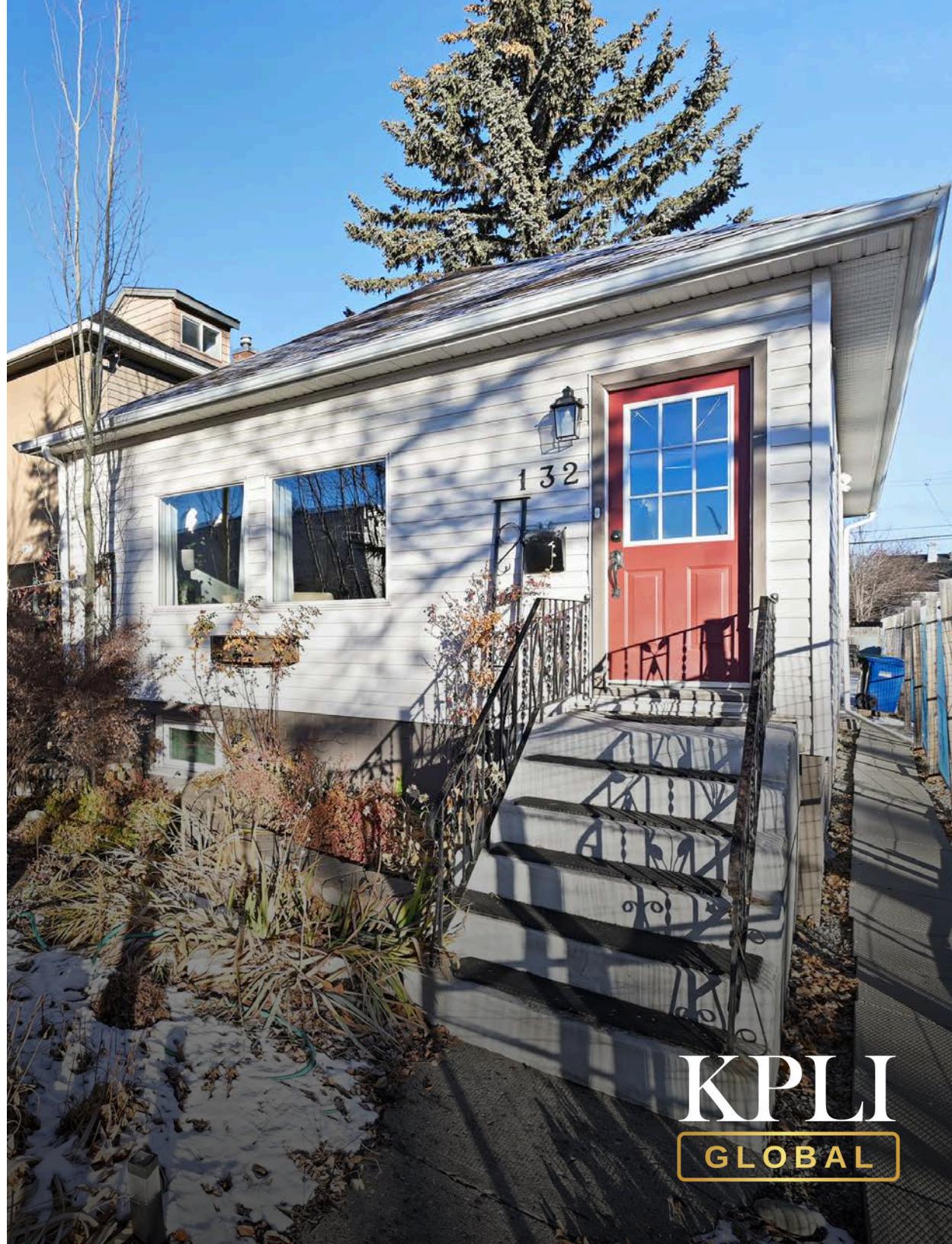
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