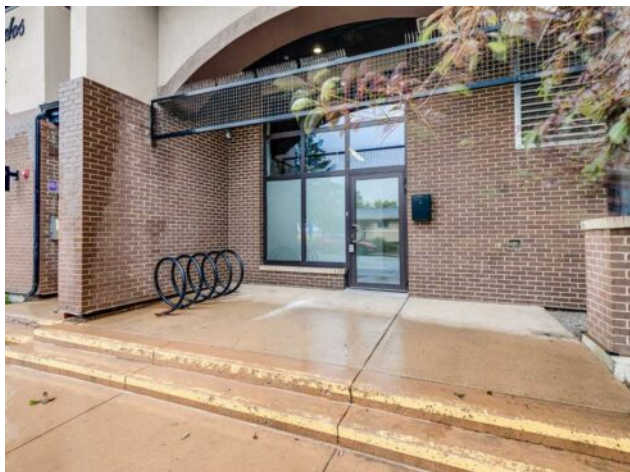


140, 5430 17 Avenue SE  
Calgary, Alberta

MLS # A2234137



\$439,900

Division: Penbrooke Meadows

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Bella Casa

Bus. Name: -

Size: 980 sq.ft.

Zoning: C-COR2 f3.0h23

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Clothes Washer & Dryer

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.