

# \$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
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### Additional Information

Date Listed	June 24th, 2025
Days on Market	10
Zoning	C-COR2 f3.0h23

### Listing Details

Listing Office	Greater Property Group
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