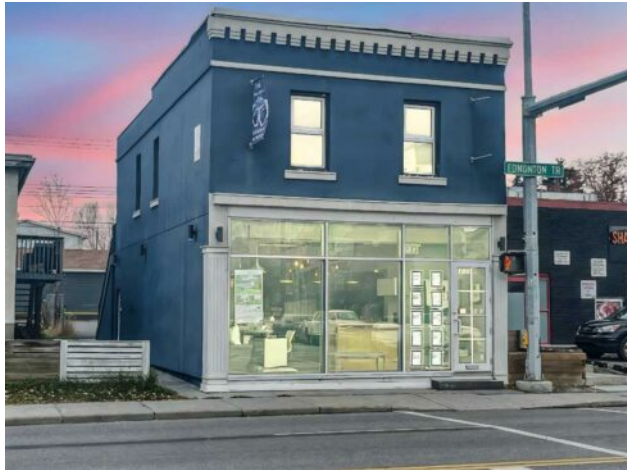


709 Edmonton Trail NE
Calgary, Alberta

MLS # A2226970



\$1,788,888

Division:	Crescent Heights
Type:	Mixed Use
Bus. Type:	Bar/Tavern/Lounge, Commercial ,Fast Food,Pizza,Professional Service,Profes
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,000 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat, Membrane	Utilities:	Cable Internet Access
Exterior:	Brick	Parking:	-
Water:	Public	Lot Size:	0.07 Acre
Sewer:	Public Sewer	Lot Feat:	Back Lane, Level, Near Public Transit, Near Shopping Ce

Inclusions: 2 RO SYSTEM, 3 FRIDGES, 2 DISHWASHER, WASHER, DRYER, WALK IN COOLER, BEER COOLING LINES, AUTOMATIC WINDOW COVERINGS, ALARM SYSTEM, FOB SYSTEM, SHED 6 BAR STOOLS, 3 BAR TABLES, 5 ATTACHED TVS

Charming and versatile, this beautifully restored heritage mixed-use building in the heart of Crescent Heights blends historic character with modern upgrades, making it an exceptional opportunity for a boutique caf  , trendy bakery, stylish office, or creative retail space. Boasting approximately 2,000 sq. ft. over two levels, the main floor features soaring 11-foot original tin ceilings, expansive floor-to-ceiling sound-rated windows, and both front and rear entrances. Previously a licensed restaurant/bar, it still offers four glycol-chilled beer/kombucha lines connected to a walk-in cooler in the spacious basement, along with a bathroom, generous storage, and on-demand hot water. The upper level is a completely private, professional-grade office suite with two secure entrances, roll-down shutters, three large offices, an impressive boardroom, and a full bathroom with shower, washer, and dryer. The former commercial kitchen has been converted into a cozy back office, with rough-in gas and plumbing still in place for easy conversion. With 200-amp power, high visibility, over 3,000+ daily foot traffic, and 5–6 dedicated rear parking stalls, this rare gem is the perfect fusion of old-world charm and modern functionality — ideal for anyone looking to thrive in Calgary’s vibrant inner city.