

# \$349,900 - 23 Any Street, Calgary

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MLS® #A2216817

**\$349,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Falconridge, Calgary, Alberta

Outstanding opportunity to acquire a well-established grocery store fully equipped and ideally located in the heart of Downtown Calgary. This business operates in a clean, well-maintained retail space of over 5,000 sq ft, offering excellent visibility, high foot traffic, and proximity to both residential and commercial developments.

The store features a comprehensive layout, including areas for fresh produce, dry goods, dairy, frozen foods, and meat section. Turn-key and fully equipped, this is a perfect opportunity for an owner-operator or investor seeking a strong retail presence in a high-demand urban location.

With close access to public transit and surrounded by office towers, condos, and ongoing downtown revitalization, the store enjoys consistent customer flow and strong community presence.

Built in 1990

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2216817   |
| Price      | \$349,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1990       |
| Type       | Commercial |



|          |          |
|----------|----------|
| Sub-Type | Business |
| Status   | Active   |

**Community Information**

|             |               |
|-------------|---------------|
| Address     | 23 Any Street |
| Subdivision | Falconridge   |
| City        | Calgary       |
| County      | Calgary       |
| Province    | Alberta       |
| Postal Code | T2E 7A4       |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 104           |
| Zoning         | C1            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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