

# \$199,000 - 2128 Crowchild Trail Nw, Calgary

MLS® #A2256534

**\$199,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Banff Trail, Calgary, Alberta

Highlights: Turnkey Takeout Restaurant â€“ successfully operating for 20 years with strong community presence. Prime NW Calgary Location â€“ across from McMahon stadium, close to University of Calgary, Sait and hotels in a premier, high-demand Banff Trail neighborhood. Authentic East Indian Cuisine â€“ fully equipped for curries, tandoor, naan & takeout service. Affordable Rent â€“ only \$4,420/month (all-in) including base rent, op cost, water, pylon sign & GST. Well-Equipped Kitchen: 14 ft. canopy, 7â€™ x 9â€™ walk-in cooler, Double prep cooler, commercial tandoor + more equipment

Business Strengths: Same location for 2 decades â€“ loyal repeat customers.

Great reputation and strong takeout demand. Landlord will consider different food concepts (subject to approval).

Opportunity: Ideal for restauranteurs seeking a turnkey setup with low rent. Potential to expand catering, delivery, or introduce a new cuisine concept or additional cloud kitchen concept

Serious inquiries only. Financials available upon signed NDA. Do not approach staff directly.

Built in 1987

## Essential Information

MLS® #                      A2256534



|            |            |
|------------|------------|
| Price      | \$199,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2128 Crowchild Trail Nw |
| Subdivision | Banff Trail             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2M3Y7                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 12                   |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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