

\$829,000 - 5102, 2255 32 Street Ne, Calgary

MLS® #A2265963

\$829,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sunridge, Calgary, Alberta

TURNKEY RETAIL / OFFICE Unit for SALE or LEASE. PRIME SUNRIDGE location. Almost NEW condition! An exceptional opportunity to own a Fully Developed, Move-in Ready commercial condo in one of Calgary's most dynamic business corridors – The Shoppes at Sunridge. Strategic exposure within a high-traffic retail hub. This 1503 sq. ft. retail/office unit offers a modern, high-visibility presence within a commercial plaza featuring sleek architecture, landscaped surroundings, and 230 paved parking stalls for clients and staff. Currently operating as a professional services office, the space features high-end interior finishes, floor-to-ceiling glass partitions, private offices, and a welcoming reception area. The turnkey build-out (\$200K cost/value) minimizes start-up time and capital investment – ideal for owner-occupiers or investors seeking immediate income potential. Seller financing option is available for right buyer. Served by major arterial routes and surrounded by established communities: Sunridge, Rundle, Marlborough, Franklin, and Whitehorn etc. Close to Costco, Superstore, Sunridge Mall, and Sunridge Spectrum moving theater etc. 15 minutes driving distance to Downtown Calgary. Variety of uses: Professional Offices | Medical & Wellness Clinics | Financial, Legal, or Consulting Firms | Specialty Retail | Child/Adult Educational or Community Services etc. Whether for your own practice or as a strategic income-generating investment, this prime



commercial unit combines location, quality, and long-term growth potential in one of NE Calgary's most active commercial districts. Check out the 3D virtual Tour link now! Private tours available by appointment.

Built in 2020

Essential Information

MLS® #	A2265963
Price	\$829,000
Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	5102, 2255 32 Street Ne
Subdivision	Sunridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 0C2

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	230

Additional Information

Date Listed	October 22nd, 2025
Days on Market	16
Zoning	I-C

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.