

# \$1,100,000 - 117, 5718 1a Street Sw, Calgary

MLS® #A2192296

**\$1,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester, Calgary, Alberta

Discover an exceptional opportunity to own a commercial condominium at Unit #117, 5718 1A Street SW, in the desirable Commercial Summit Park Complex in Southwest Calgary. Presented by Paramount Real Estate, this premier space is ideally suited for businesses seeking flexible layouts and superior accessibility.

The property features convenient and abundant parking with two reserved surface stalls at the front of the retail space and two additional stalls at the rear, adjacent to the warehouse entrance, ensuring ease of access for staff and clients. Additional visitor parking is first come, first serve for clients in front of the building.

The main floor offers a fully finished layout designed for efficiency and functionality. It includes a modern showroom, a professional boardroom, a built-in kitchen space, multiple private offices, a dedicated storage room, and an expansive warehouse equipped with a drive-in overhead door for streamlined logistics. The second floor presents a partially finished space, ready for customization to meet your business requirements.

Strategically positioned with immediate access to Macleod Trail and seamless connectivity to Glenmore Trail and Deerfoot Trail, this property is just minutes from Calgary's Downtown Core. Its proximity to premium amenities such as CF Chinook Centre and the Calgary Transit LRT further enhances its maximum visibility and convenience for your



operations.

Built in 2004

### Essential Information

MLS® #	A2192296
Price	\$1,100,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	117, 5718 1a Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H0E8

### Additional Information

Date Listed	February 4th, 2025
Days on Market	36
Zoning	I-G

### Listing Details

Listing Office	Paramount Real Estate Corporation
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