

**MLS # A2218137**

**Calgary, Alberta**



**\$600,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Bar/Tavern/Lounge, Food & Beverage , Hospitality, Music , Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,107 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule A

This is a rare chance to acquire a fully renovated restaurant and pub located in one of Northwest Calgary's most vibrant and welcoming communities. The venue has become a beloved local hotspot, celebrated for its independent charm and its strong support of Calgary's thriving live music scene. With live performances hosted weekly, the establishment has built a loyal customer base that appreciates its authentic atmosphere and community vibe. The kitchen has also undergone a complete renovation and is now equipped to efficiently produce a high-quality, diverse menu that can accommodate both classic pub fare and more elevated culinary offerings. Whether you're a seasoned restaurateur or an entrepreneur looking to break into the hospitality industry, this space offers both operational excellence and creative potential. The ambiance, layout, and recent upgrades truly need to be experienced in person to fully appreciate. Beyond its current success, the location holds significant potential for growth through expanded hours, enhanced marketing, catering services, private events, or a refreshed menu concept. Don't miss this opportunity to take over a turn-key operation with a strong foundation and room to grow in one of Calgary's most underserved and desirable areas.