

**312 14 Street NW**  
**Calgary, Alberta**
**MLS # A2236318**

**\$375,000**
**Division:** Hillhurst

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 700 sq.ft.

**Zoning:** C-COR2 f2.8h16

**Heating:** Baseboard

**Addl. Cost:** -

**Floors:** Vinyl Plank

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Location, visibility, and turn-key sophistication converge in this exceptional main-floor commercial condo, perfectly situated on 14th Street SW, just steps from vibrant Kensington Road. This is your rare chance to own a piece of Hillhurst's thriving, community-focused core — a trendy and bustling district primed for success. Step inside and discover a space where industrial chic meets functional design. The layout effortlessly accommodates a reception area, a private washroom, and an open-concept bullpen ideal for collaborative teams or a captivating retail display. Two private offices offer quiet retreats or serve as versatile lunch and storage rooms. Natural light floods the unit through seven west-facing, floor-to-ceiling street-front windows and two glass doors, providing incredible exposure and a dynamic canvas for showcasing your brand or products. This space is truly move-in ready, with modern interior colours and durable vinyl plank flooring. Whether you envision a thriving creative agency, an innovative tech startup, or a chic clothing boutique, this versatile unit is the perfect foundation. Benefit from high exposure and high foot traffic in a desirable commercial district. With low condo fees (\$484/month including gas, water, management, common area maintenance, and snow removal), plus two easily accessible assigned surface parking stalls, the operational ease is unmatched. Enjoy walking distance to all area amenities and quick access to downtown. This isn't just a property; it's a turn-key business opportunity waiting for your vision. Don't let this prime Hillhurst offering pass you by. Call today to arrange your private tour.