

\$1,350,000 - 218 Crowchild Trail Nw, Calgary

MLS® #A2255151

\$1,350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

West Hillhurst, Calgary, Alberta

Premium Exposure: High profile stand-alone commercial building available for sale in a central NW location on a prominent commuter traffic route. City of Calgary traffic counts for this section of Crowchild are 79,000 vehicles per average weekday (2-way traffic count). Static billboards with this type of exposure rent in a range of \$3,300 to \$3,800 per month. This exposure and building branding opportunity will create immediate local brand and location awareness.

Flexible Zoning: The Commercial Neighbourhood 1 (C-N1) zoning allows for a wide range of permitted uses such as retail, professional (medical & medical adjacent), office, and consumer services.

Property & Layout: This is an approximately 6,388 SF site with a 2 storey commercial building measuring 2,111 SF above grade (main & 2nd level) plus 1,171 SF lower level space (storage) for a total usable of 3,282 SF. There is a basic storage garage on site. This Subject Property has 10 designated surface parking stalls with additional street parking. The current occupant is a retail business with an open plan on the main level. 2nd level includes additional retail space plus staff kitchen,



private office
& washroom. The lower level is primarily used
for inventory storage. Note: The current
occupant of the Premises will be relocating so
we can accommodate vacant possession for
an owner/user. Vacant possession negotiable
for 1st Quarter of 2026.

Built in 1951

Essential Information

MLS® #	A2255151
Price	\$1,350,000
Bathrooms	0.00
Acres	0.15
Year Built	1951
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	218 Crowchild Trail Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2R2

Amenities

Parking Spaces	10
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Additional Information

Date Listed	September 8th, 2025
Days on Market	5
Zoning	C-N1

Listing Details

Listing Office	CDN Global Advisors Ltd.
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