

\$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.

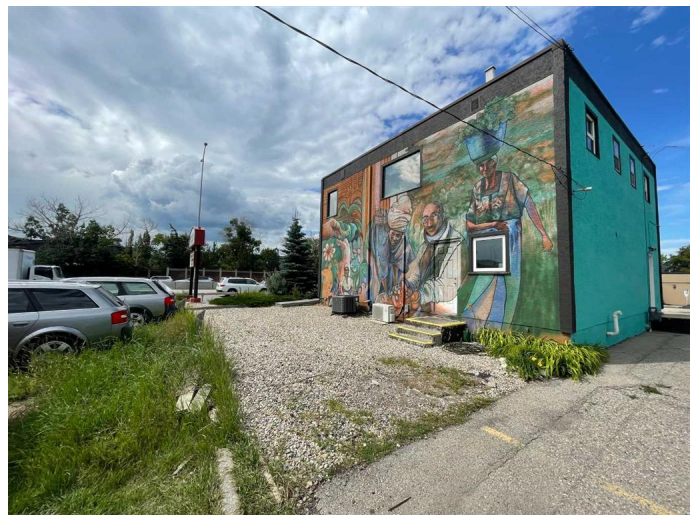
Property & Layout: This is an approximately 6,388 SF site with a 2 storey commercial building

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
----------------	----

Additional Information

Date Listed	September 8th, 2025
Days on Market	7
Zoning	C-N1

Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

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.