

# \$5,999,000 - 117 & 119 8 Avenue Sw, Calgary

MLS® #A2214143

**\$5,999,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Downtown Commercial Core, Calgary, Alberta

A rare opportunity to own a beautifully restored heritage building in the heart of Calgary's iconic Stephen Avenue (8th Avenue) – a vibrant destination known for its energy, rich history, and a bustling mix of restaurants, cafés, and entertainment venues. The Pioneer has recently undergone extensive cosmetic and mechanical upgrades, seamlessly blending historical charm with modern convenience. This one-of-a-kind space offers a truly inspiring environment for your business. Own a piece of Calgary's past while positioning yourself for the future.

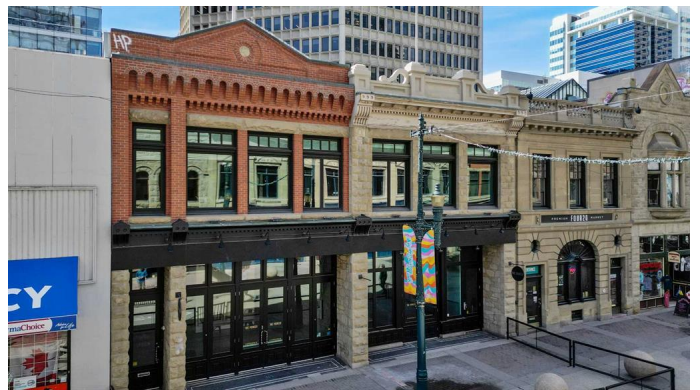
Built in 1907

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2214143    |
| Price      | \$5,999,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.15        |
| Year Built | 1907        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 117 & 119 8 Avenue Sw    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2P1B4  |

### **Exterior**

|              |  |
|--------------|--|
| Roof         | Flat Torch Membrane                        |
| Construction | Brick, Concrete, Mixed, See Remarks, Stone |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 103              |
| Zoning         | CR20-C20         |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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