

# \$349,900 - 23 Any Street, Calgary

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MLS® #A2216817

**\$349,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Falconridge, Calgary, Alberta

Outstanding opportunity to acquire a well-established grocery store fully equipped and ideally located in the heart of Downtown Calgary. This business operates in a clean, well-maintained retail space of over 5,000 sq ft, offering excellent visibility, high foot traffic, and proximity to both residential and commercial developments.

The store features a comprehensive layout, including areas for fresh produce, dry goods, dairy, frozen foods, and meat section. Turn-key and fully equipped, this is a perfect opportunity for an owner-operator or investor seeking a strong retail presence in a high-demand urban location.

With close access to public transit and surrounded by office towers, condos, and ongoing downtown revitalization, the store enjoys consistent customer flow and strong community presence.

Built in 1990

## Essential Information

MLS® #	A2216817
Price	\$349,900
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Commercial



Sub-Type	Business
Status	Active

### Community Information

Address	23 Any Street
Subdivision	Falconridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7A4

### Additional Information

Date Listed	May 1st, 2025
Days on Market	107
Zoning	C1

### Listing Details

Listing Office	Century 21 Bravo Realty
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