

# \$239,000 - 3, 1709 8 Avenue Ne, Calgary

---

MLS® #A2199154

**\$239,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Mayland, Calgary, Alberta

Prime Office Space for Sale in Mayland  
Heights â€“ 900 SF

This well-located 900 SF office space in Mayland Heights is perfect for businesses seeking convenience and accessibility. The unit features two private offices, a kitchenette, and a washroom, providing a comfortable and functional workspace. Positioned less than 10 minutes from downtown Calgary, this office offers seamless access to major roadways, including Edmonton Trail, 16th Avenue, Barlow Trail, and Deerfoot Trail, ensuring easy commuting for employees and clients alike. Surrounded by a variety of amenities, the location is within close proximity to Calgary Transit, Mayland Shopping Center, restaurants, and other essential services, making it an excellent choice for businesses looking for a central and well-connected office space. Donâ€™t miss this fantastic leasing opportunity in a prime location!

Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2199154   |
| Price      | \$239,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Commercial |



|          |        |
|----------|--------|
| Sub-Type | Office |
| Status   | Active |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3, 1709 8 Avenue Ne |
| Subdivision | Mayland             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E0S9              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 155             |
| Zoning         | I-B             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.