

# \$960,000 - 130, 270 Nolanridge Crescent Nw, Calgary

MLS® #A2156990

**\$960,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Nolan Hill, Calgary, Alberta

Premier flex retail condo offer a prime location in the Nolan Hill Business Park, with convenient access to major roads in Calgary(Sarcee Trail and Stoney Trail NW). The flexible zoning(I-C) allows for a wide range of business types, making it an attractive option for business owners and investors. The high-quality finishing and abundant natural light further enhance the appeal of these spaces. Great option for an owner-user or an investor. Mezzanine is an option with City's approval. The potential to rent out a second level separately adds to the versatility and income potential. With permitted uses including offices, restaurants, warehouses, showrooms, and many more, there are plenty of opportunities for various types of businesses to thrive.

Built in 2023



## Essential Information

MLS® #	A2156990
Price	\$960,000
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	130, 270 Nolanridge Crescent Nw
Subdivision	Nolan Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1J4

### **Additional Information**

Date Listed	August 12th, 2024
Days on Market	232
Zoning	IC

### **Listing Details**

Listing Office	Highline Real Estate Inc.
----------------	---------------------------

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.