

\$48,000 - 6707 Elbow Drive Sw, Calgary

MLS® #A2254538

\$48,000

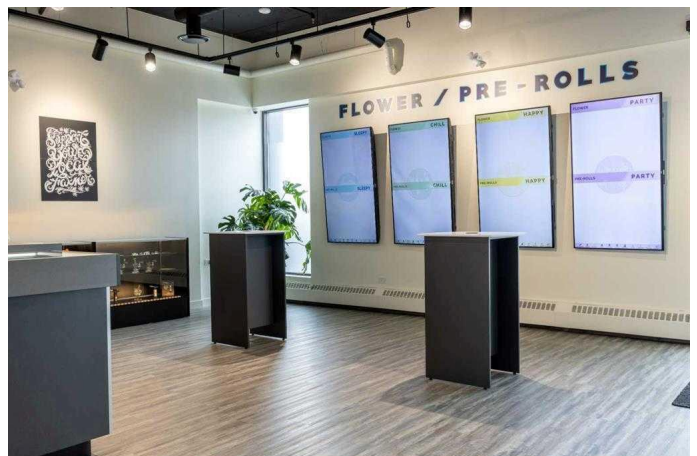
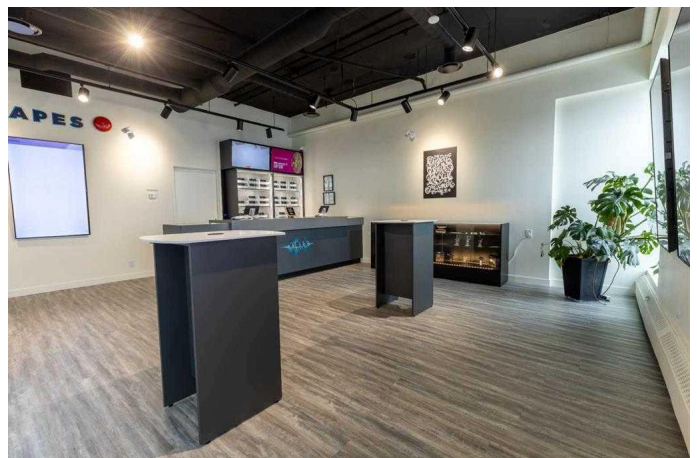
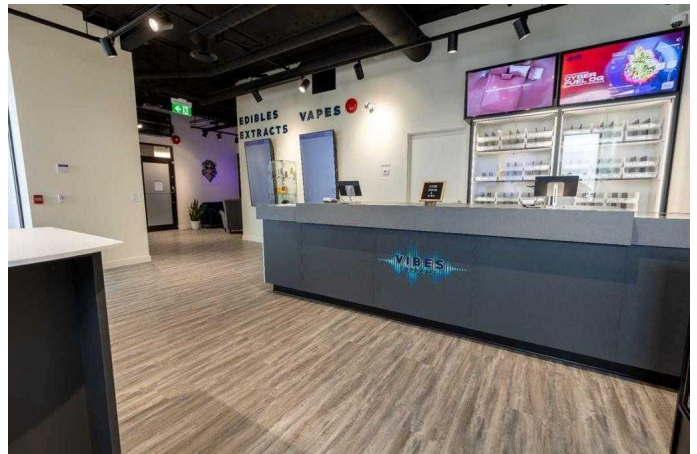
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Price to Sell – Major Reduction! Rare opportunity to acquire a fully built-out boutique retail space on busy Elbow Drive SW in Calgary. Spanning 1,387 sq. ft., this modern unit has over \$450,000 invested in construction, finishes, and compliance, originally converted from a 1990s office. Features include a high-tech security vault, kitchen, office, and multipurpose room, with boutique-style interiors and retail fixtures included. Currently licensed for cannabis retail, but offered as an asset sale so you can bring your own concept—ideal for a vape store, convenience store, salon, learning centre, boutique shop, wellness clinic, pharmacy/health products, pet supplies & grooming, print/copy or shipping centre, or studio space (fitness, yoga, dance). Excellent exposure on a major commuter corridor with no direct competition nearby, offering strong visibility and growth potential.

Essential Information

MLS® #	A2254538
Price	\$48,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

Address	6707 Elbow Drive Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0E5

Additional Information

Date Listed	September 5th, 2025
Days on Market	12

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.