

\$159,900 - 118, 345 Sage Valley Common Nw, Calgary

MLS® #A2243154

\$159,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sage Hill, Calgary, Alberta

Turnkey business opportunity in the community of Sage Hill! This well-established operation is nestled within a modern residential condominium complex, offering great exposure, ample surface parking, plus underground parking for customers and staff. Featuring a professionally decorated interior, this 1083 sq ft space delivers a welcoming environment. The business runs smoothly with four part-time staff, operating daily from 9:30 AM to 10:00 PM, making it ideal for family operators or hands-on ownership. With affordable rent locked in for 9 more years plus renewal options, and an easy-to-manage model, this is the perfect opportunity to step into ownership in a high-traffic, high-growth location. Don't miss out on this rare chance to own a business in one of NW Calgary's most sought-after new communities! The price is negotiable.

Built in 2018

Essential Information

MLS® #	A2243154
Price	\$159,900
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Business
Status	Active



Community Information

Address	118, 345 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T8

Additional Information

Date Listed	August 2nd, 2025
Days on Market	99

Listing Details

Listing Office	CIR Realty
----------------	------------

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.