

# \$250,000 - 3009 23, Calgary

MLS® #A2212889

## \$250,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

An exceptional opportunity awaits with this well-established and beautifully maintained restaurant located in a high-traffic, sought-after area. Known for its flavorful and authentic cuisine, this culinary gem has built a loyal customer base and enjoys strong word-of-mouth and online reputation.

The interior features a warm and inviting ambiance with tasteful décor, comfortable seating, and a layout that supports both dine-in and takeout service.

Strategically situated with excellent visibility, ample parking, and easy access from major roads, this location offers strong foot traffic and consistent customer flow.

Whether you're an experienced restaurateur or an ambitious entrepreneur, this is a rare chance to step into a thriving business.



Built in 2018

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212889   |
| Price      | \$250,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3009 23                |
| Subdivision | Saddleridge Industrial |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E7A4                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 68               |
| Zoning         | .                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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