

\$130,000 - 234 Northmount Avenue, Calgary

MLS® #A2268793

\$130,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

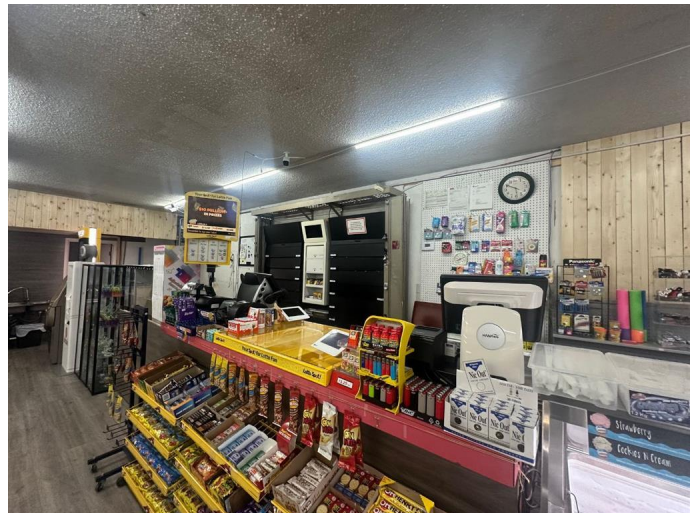
Highwood, Calgary, Alberta

Prime convenience store opportunity located along the high-visibility corridor of Northmount Drive. Positioned just steps from both elementary and junior high school campuses, this location benefits from consistent daily foot traffic and a built-in customer base of families, students, and neighbourhood residents. The retail space is easy to operate and designed for efficiency, with streamlined workflows well-suited for owner-operator or absentee models.

In addition to the core convenience store format, the unit features a separate side entrance and well-configured layout that offers flexibility for an ancillary business or complementary tenant use—creating an ideal dual income or expansion scenario. The zoning and access allow for a smooth transition into an added service, such as a café, specialty kiosk, or community-facing offering, augmenting the primary retail footprint.

With its unbeatable location, simple operations, and optional additional revenue opportunity, this listing presents a rare chance to acquire a stable, steady-performing retail asset with growth potential in a family-oriented neighbourhood. Agents and investors will appreciate the blend of turn-key convenience plus scope for creative business planning.

Built in 1965



Essential Information

MLS® #	A2268793
Price	\$130,000
Bathrooms	0.00
Acres	0.00
Year Built	1965
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	234 Northmount Avenue
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0T0T0

Additional Information

Date Listed	November 4th, 2025
Days on Market	2

Listing Details

Listing Office	First Place 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.