

Colliers

17TH AVE SW



DaVinci Homes Building | 1912 26A Street SW | Calgary, AB

# COMMERCIAL BUILDING FOR SALE — OWNER/USER OPPORTUNITY

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# Property Overview

Address	1912 26A Street SW, Calgary, Alberta
Building Area	Main Floor: 1,808 SF Basement: 1,808 SF Total: 3,616 TBV SF <a href="#">View Virtual Tour</a>
Sale Price	\$1,950,000.00
Property Taxes	\$21,162.83 (2025)
Zoning	Mixed-Use General
Land Area	6,243 SF
Year Built	1900 / 1999
Floors	2 Floors
Parking	10 Surface Parking Stalls Plus Ample Free Street Parking
Furniture	Majority Available
Transit	<ul style="list-style-type: none"><li>• Several Bus Stops Within One Block From Property</li><li>• Shaganappi Point LRT Station 500 Metres from Property (7 Minute Walk)</li></ul>
Highlights	<ul style="list-style-type: none"><li>• Quick access to 17th Avenue and Crowchild Trail</li><li>• Only Four Minutes to Downtown Core</li><li>• Seven Minute Walk to Shaganappi Point LRT Station</li><li>• Well Parked With Both Onsite and Ample Free Street Parking</li></ul>


LAND AREA  
3,616 SF

# The Opportunity

Colliers is pleased to offer for the first time ever to market as a commercial offering, the corporate office for DaVinci Homes. The original structure was built in 1900 and then fully redeveloped and expanded in size in 1999. Pride of ownership is evident throughout and the interior design and layout provides a high end client experience well suited for any type of owner/occupier professional service office including law, accounting and wealth management. The building is well parked with both onsite staff parking and ample free street parking for clients and visitors. Despite only being a four minute drive from Calgary's downtown core, the property is located in a very convenient and non-congested area just off of 17th Avenue SW. Additionally, the property is only a 7 minute walk to the Shaganappi Point LRT station.

## Area Demographics

### 2024 Current (5km radius)

 **Population**  
258,006

 **Household Income**  
Average: \$187,862

### 2034 Projection (5km radius)

 **Population**  
335,279

 **Household Income**  
Average: \$263,391



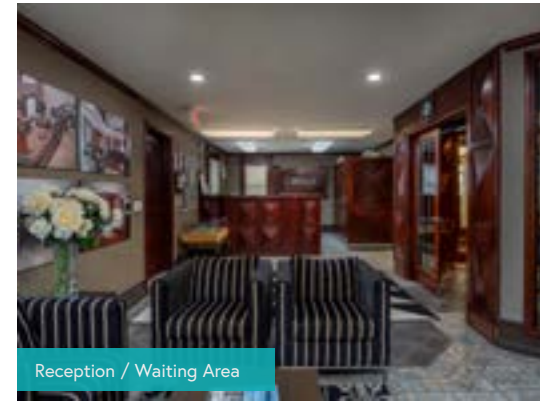
Boardroom



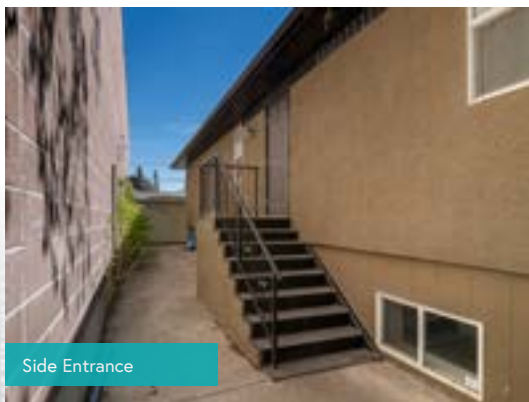
Surface Parking



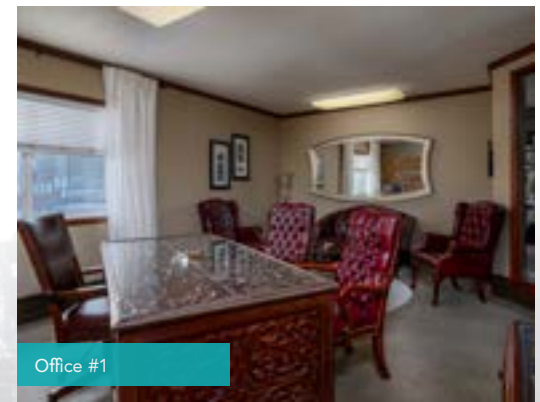
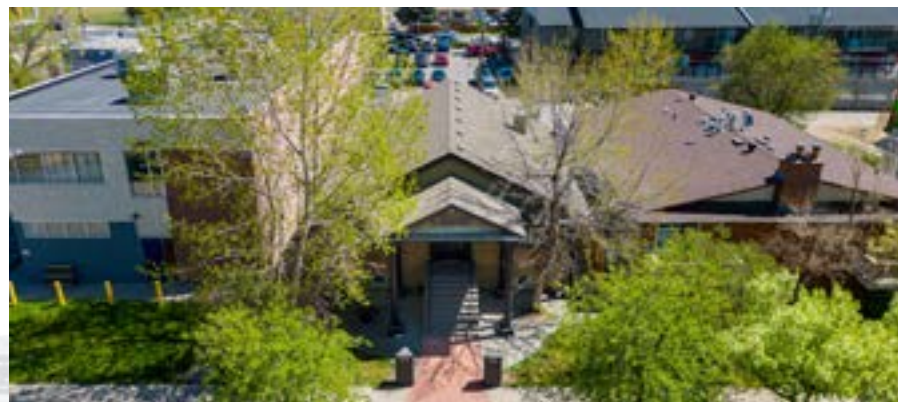
Walkout



Reception / Waiting Area



Side Entrance



Office #1



Office #2



Luxurious Kitchen



# Surrounding Amenities



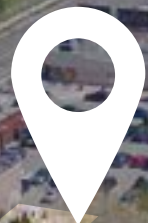
DOWNTOWN

BOW RIVER

LRT

BOW TRAIL SW

17TH AVE SW



Subject property

- |    |                           |
|----|---------------------------|
| 1  | Coffee Cats Cafe          |
| 2  | Hot Yoga 17th             |
| 3  | Royal Grill Kebab         |
| 4  | Sushi In Japanese         |
| 5  | New Castle Pub            |
| 6  | Kreta Souvlaki And Pizza  |
| 7  | G&B Fuels                 |
| 8  | Cassis Bistro             |
| 9  | The Village Flatbread Co. |
| 10 | The Gents Barber Shop     |
| 11 | Liquor Drops Casel        |



**4 min**  
Downtown Calgary



**3 min**  
Crowchild Trail



**4 min**  
Shaganappi Point LRT

DaVinci  
HOMES LTD

[View Online Listing](#)

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