

# \$35 - 620 Marsh Road Ne, Calgary

MLS® #A2226322

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Prime Leasing Opportunity on Edmonton Trail  
â€” Bridgeland

Discover a premium commercial space now available for lease on bustling Edmonton Trail, nestled in the heart of Bridgeland â€” one of Calgary's most vibrant inner-city communities. This location offers unmatched exposure with high pedestrian and vehicle traffic, making it ideal for businesses looking to thrive in a dynamic urban setting.

Highlights:

**Prime Location:** Situated within a dense multi-family residential area, surrounded by essential amenities including retail shops, medical services, and dining establishments.

**Exceptional Visibility:** Benefit from consistent exposure to foot traffic and commuters along Edmonton Trail, a major thoroughfare.

**Thriving Community:** Bridgeland is a hub of activity, offering a perfect blend of urban convenience and neighborhood charm.

**Versatile Use:** Ideal for retail, professional services, or boutique businesses seeking a highly visible and accessible space.

Don't miss this rare opportunity to position your business in a sought-after area with the infrastructure and vibrancy to support growth.



Built in 1912

## Essential Information

MLS® #	A2226322
Price	\$35

Bathrooms	0.00
Acres	0.00
Year Built	1912
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	620 Marsh Road Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5B3

### Amenities

Parking Spaces	4
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### Exterior

Roof	Asphalt Shingle
Construction	Wood Frame

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	40
Zoning	MU-2f4.0h34 Mixed Use - A

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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