# \$59,000 - D005a, 3625 Shaganappi Trail Nw, Calgary

MLS® #A2255213

### \$59,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Varsity, Calgary, Alberta

Paper Root Studios! Your go to store for gifts and cards for all occasions. Owned and operated by current owner since 1992.

Conveniently located in Market Mall

NW(Varsity) by the WEST entrance. Adjacent stores include H&M,Shoppers Drug Mart and Tim Hortons coffee. Great walk by traffic! This business has many loyal repeat clientele. Easy to operate,no special skills required. Owner will assist new owner with all necessary knowledge to be set up for success! Price includes all chattals (tables,card racks,shelving,cashregister/debit machine). Inventory is extra( between \$70-80,000.00 to be determined on closing)

Built in 1971

#### **Essential Information**

MLS® # A2255213

Price \$59,000

Bathrooms 0.00

Acres 0.00

Year Built 1971

Type Commercial

Sub-Type Retail Status Active

# **Community Information**

Address D005a, 3625 Shaganappi Trail Nw

Subdivision Varsity





City Calgary
County Calgary
Province Alberta
Postal Code T3A0E2

#### **Additional Information**

Date Listed September 9th, 2025

Days on Market 57

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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