



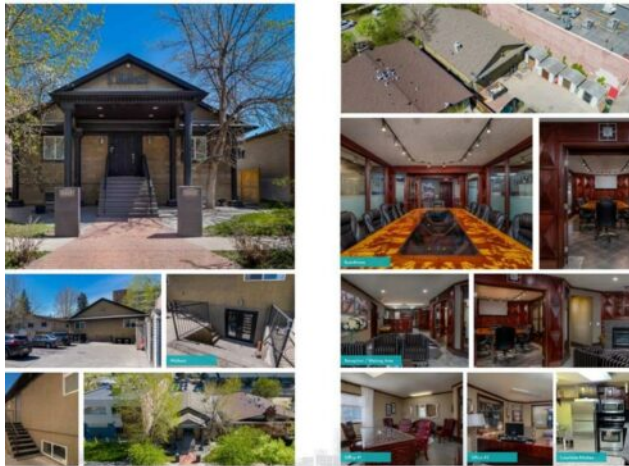
**GRASSROOTS**  
REALTY GROUP

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**1912 26A Street SW**  
**Calgary, Alberta**

**MLS # A2227810**

**\$1,950,000**



**Division:** Killarney/Glengarry

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,808 sq.ft.

**Zoning:** MU-1 f4.5h23

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.14 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Lister Directly

Click Brochure Link for more details\*\* First time ever to market as a commercial offering. 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.