



**GRASSROOTS**

REALTY GROUP

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1010 & 1050, 396 11 Avenue SW  
Calgary, Alberta

MLS # A2271238



**\$850,000**

Division:	Beltline
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,139 sq.ft.
Zoning:	CC-X

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	City Lot, Near Public Transit, Near Shopping Center
Inclusions:	2 titled parking stalls and furniture. Call Lister Directly		

Units 1010 and 1050 at 396 11 Avenue SW offer bright, premium office space in Calgary's Beltline. Use as one large unit or two suites— ideal for growth and cash flow. In a Class A tower with city views, demountable walls, kitchen and lounge, lobby, and fully furnished for immediate use. Includes two secure parking stalls and easy access to the +15 network and downtown via 4th Street underpass. Surrounded by top retail and dining, this turnkey space blends flexibility, functionality, and prime connectivity. Highlights:

- On-site security
- Two blocks from Plus 15 Skywalk
- Easy downtown access via 4th Street underpass
- On-site transit stop
- Bright, fully furnished spaces