

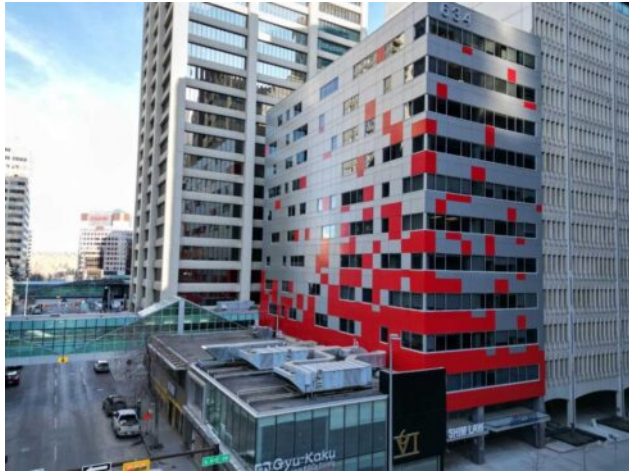


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

634 6 Avenue SW  
Calgary, Alberta

MLS # A2276291



**\$798,800**

**Division:** Downtown Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,054 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare opportunity to own 2,054 sq ft in the heart of Downtown Calgary—directly connected to the Plus 15 pedestrian network (80+ bridges, 16 km of walkways) and just one block from the C-Train. Surrounded by major downtown towers and near the Courts Centre, this is a hard-to-beat location for businesses that want reliable, year-round access for staff and clients. The building offers two elevators, and the unit is offered in shell condition, giving the flexibility to build exactly what your business needs—reception, private offices, boardroom, meeting/training area, and more—without paying for someone else’s finishes. A versatile space that fits many professional uses—law, accounting, consulting, tech, and other office-based operations. Parking is exceptionally practical with multiple nearby options including parkades and surface lots, and many connect through the Plus 15—making daily commuting and client visits seamless in every season. Stop renting and take control of your workspace—book a private tour and review the condo docs today.