



**GRASSROOTS**  
REALTY GROUP

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503, 922 5 Avenue SW  
Calgary, Alberta

MLS # A2288802



**\$349,900**

**Division:** Downtown Commercial Core

**Type:** Mixed Use

**Bus. Type:** Professional/Office

**Sale/Lease:** For Sale

**Bldg. Name:** 5th Avenue

**Bus. Name:** -

**Size:** 1,050 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** stove, microwave, fridgediswasher, garburator

This 1050 sq. ft. Commerical Condo offers a thoughtfully designed layout featuring four private offices, a welcoming reception area, a fully equipped kitchen, and a private restroom creating an ideal setting for productivity and professionalism. Situated on the 5th floor of a secure, prestigious downtown building, with concierge service, the suite includes one titled parking stall and access to 16 visitor parking spaces for added convenience. The space also features a 500 sq. ft. patio (exclusive use for unit 503), perfect for outdoor meetings, client gatherings, or a relaxing break. Floor-to-ceiling windows along the back wall fill the office with natural light and showcase impressive River and valley views. An added bonus is the building's fifth-floor amenity area, adjacent to 503. This inviting shared space includes a conference centre, a kitchen, and a large patio, offering the perfect venue for meetings, team events, or networking in a professional yet comfortable environment. Experience a quiet, polished workspace with all the advantages of a prime downtown Calgary location. All office furniture, cabinets and equipment are for sale separately offering a great opportunity to set up fast and get to market quickly. This is a must see property and opportunity.