

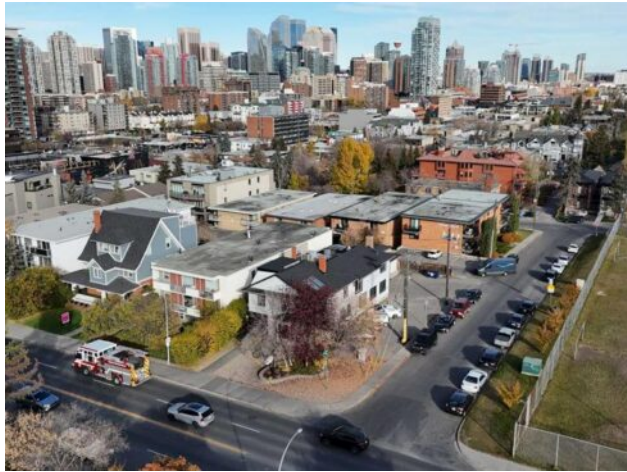


**GRASSROOTS**  
REALTY GROUP

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1850 14 Street SW  
Calgary, Alberta

MLS # A2290511



**\$2,200,000**

**Division:** Lower Mount Royal  
**Type:** Office  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,264 sq.ft.  
**Zoning:** Direct Control (DC) 90Z92

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Rare opportunity to acquire a standalone character building in the highly sought-after Lower Mount Royal neighbourhood. Offering 4,858 SF of office space plus a 406 SF garage across three levels, the property features 12 private offices, two kitchens, server room, loft, and balcony &mdash; ideal for a professional services firm seeking a distinctive address. Prominent corner location with excellent visibility, strong signage opportunity along 14 Street SW, and 11 on-site parking stalls. Accommodates a wide range of commercial uses. Contact listing agents for pricing.