



**1401 2 Street SW  
Calgary, Alberta**

**MLS # A2290674**



**\$1,150,000**

<b>Division:</b>	Beltline
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Alexandria Place
<b>Bus. Name:</b>	-
<b>Size:</b>	3,261 sq.ft.
<b>Zoning:</b>	DC

**Heating:** Boiler, Hot Water, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle, Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Inclusions to be confirmed at time of offer/sale

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Very unique character office condo with live/work opportunity. The condo has 6 private surface stalls. Exterior patio / deck on third floor. Lower level has windows, separate exterior entrance, ideal for residential or office. A prominent location on 2nd street influenced by Edwardian-era row housing and late Queen Anne revival style. 24 minutes 19.0 km to YYC International Airport, 4 minutes 1.5 km to Downtown Core. An easy walk to the new Scotiabank Arena, the Entertainment District, Tennis Courts, Central Park. Excellent long term investment as the 6 unit condo is located on a large piece of high density land. Offices, retail stores, personal service businesses and dwelling units may be allowed in buildings existing on the site on the date of approval of this by-law.