



GRASSROOTS
REALTY GROUP

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303 19 Street NW
Calgary, Alberta

MLS # A2342553



\$2,499,999

Division: West Hillhurst

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,972 sq.ft.

Zoning: C-N1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Stone, Stucco

Water: -

Sewer: -

Inclusions: Kitchen appliances.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.21 Acre

Lot Feat: Back Lane, Corner Lot, Treed

Exceptional opportunity to acquire a 6,972 sq. ft. office building in a highly visible location along the high-traffic corridor of 19 Street NW. Situated on a prominent corner lot, the property offers excellent exposure, convenient access, dedicated parking, and a functional layout well suited to a variety of professional and business uses. The above-grade level features an inviting lobby, six private offices, two meeting rooms, a storage room, and an open bullpen area. The lower level provides four additional offices, a second bullpen, boardroom, additional storage, staff kitchen, men's and women's washrooms, and a dedicated locker room. The exterior offers additional functionality with an outdoor space, 10 on-site parking stalls, and a convenient drop-off area. The property is currently tenanted, providing an opportunity for an investor seeking an income-producing commercial asset or an owner-user looking for future flexibility. With its prominent corner position, strong 19 Street NW exposure, ample on-site parking, and versatile two-level office configuration, this property presents an excellent opportunity in a well-connected Calgary location.