



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

830, 396 11th Avenue SW
Calgary, Alberta

MLS # A2344947



\$659,900

Division: Downtown Commercial Core

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: CE Place

Bus. Name: -

Size: 2,183 sq.ft.

Zoning: CC-X

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All office Furniture that is not the Seller's personal items, Printer/Copier, Electronic Equipment, Appliances, Phone System

Exceptional opportunity to own a high-end, corner office unit in the heart of downtown Calgary, offering a professional and highly functional layout with extensive quality build-out throughout. The space features a welcoming reception area, multiple private offices, boardroom, open work areas, kitchenette, abundant natural light and impressive downtown skyline views. As a corner unit, the office benefits from excellent exposure to natural light and expansive windows. A titled underground parking stall located directly beside the elevator provides exceptional convenience for the owner. The property is surrounded by an outstanding range of downtown amenities, including restaurants, cafés, shopping, hotels, fitness facilities, LRT and major business services, all within easy walking distance. Adding further value, seller rents one office that currently generates approximately \$630/month in rental income, providing an attractive supplemental revenue stream.