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101+105, 206 11 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31945

MLS ID:
A2253571

\$766,500



 **KELLY SMITH**
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 101+105, 206 11 Avenue SE, Calgary , Alberta T2G 0X8

Transaction Type For Sale	Title Fee Simple	Days On Market 83
Zoning CC-X	Subdivision Beltline	Building Type Commercial Mix,Condo Complex,Mixed Use,Retail
Year Built 1907	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 1413019	Building Area (Sq. Ft.) 2193.70
Building Area (Sq. M.) 203.80	Construction Type Brick,Concrete,Post & Beam	Roof Membrane
Foundation Poured Concrete	Heating Boiler,Hot Water,Natural Gas	Access to Property Accessible to Major Traffic Route,Back Alley Access,Direct Access,Public
Inclusions n/a	Restrictions Condo/Strata Approval	Reports Annual Property Operating Data,Condo/Strata Bylaws

Own a Piece of Calgary's Future in the Heart of Calgary's Culture + Entertainment District Seize this rare opportunity to own a highly visible main floor commercial condominium in one of Calgary's most dynamic and fast-evolving neighborhoods. Ideally positioned within walking distance of the Stampede Grounds, the expanded BMO Centre, and downtown Calgary, this property offers unbeatable exposure in a high-traffic location surrounded by vibrant businesses and nonstop activity. Currently home to two thriving retail tenants, this investment property generates immediate income while offering long-term upside as East Victoria Park undergoes its bold transformation. Anchored within the CMLC's Rivers District Master Plan, the area is set to welcome 8,000 new residents and over 4 million square feet of mixed-use development—solidifying its place as Calgary's most exciting destination for business, culture, and community. Your investment is surrounded by major projects that will reshape Calgary's urban core: the reimagined Arts Commons, the city's new Event Centre, the pedestrian-friendly Stampede Trail retail corridor, and the upcoming Green Line LRT, all designed to drive unprecedented connectivity and year-round foot traffic. Situated adjacent to one of Calgary's few historic warehouse conversions, this property blends character with modern opportunity. The surrounding Warehouse District is buzzing with creative studios, personal services, nonprofits, marketing firms, and boutique retailers—all contributing to a unique streetscape that attracts both locals and visitors. Whether you're an investor seeking reliable returns with strong future appreciation, or a business owner wanting to plant roots in Calgary's next great district, this CC-X Zoned commercial condominium offers unmatched potential. Don't just invest in real estate—invest in a building where Calgary's past and future come together for a great opportunity!

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