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## 1010 & 1050, 396 11 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33013

**MLS ID:**  
A2271238

**\$850,000**



 **MICHELLE PLACH**

 Honestdoor Inc.  
 780-965-4662

 1010 & 1050, 396 11 Avenue SW, Calgary , Alberta T2R 0C5

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	64	CC-X
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Beltline	2008	Office
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	0811241
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Features</b>
4139.00	384.52	City Lot,Near Public Transit,Near Shopping Center
<b>Commercial Amenities</b>	<b>Access to Property</b>	<b>Inclusions</b>
Boardroom,Elevator Passenger,Kitchen,Lunchroom,See Remarks	Paved Road,Public Transportation Nearby	2 titled parking stalls and furniture. Call Lister Directly
<b>Restrictions</b>	<b>Reports</b>	
Call Lister	Call Lister	

Units 1010 and 1050 at 396 11 Avenue SW offer bright, premium office space in Calgary's Beltline. Use as one large unit or two suites— ideal for growth and cash flow. In a Class A tower with city views, demountable walls, kitchen and lounge, lobby, and fully furnished for immediate use. Includes two secure parking stalls and easy access to the +15 network and downtown via 4th Street underpass. Surrounded by top retail and dining, this turnkey space blends flexibility, functionality, and prime connectivity. Highlights:

- On-site security
- Two blocks from Plus 15 Skywalk
- Easy downtown access via 4th Street underpass
- On-site transit stop

Bright, fully furnished spaces

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