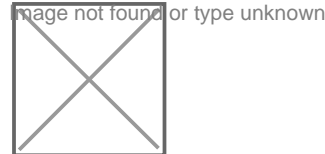


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**Transaction Type**

For Sale

**Days On Market**

127

**Zoning**

CC-X

**Subdivision**

Beltline

**Year Built**

2008

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

0811241

**Building Area (Sq. Ft.)**

4139.00

**Building Area (Sq. M.)**

384.52

**Lot Features**

City Lot,Near Public Transit,Near Shopping Center

**Commercial Amenities**Boardroom,Elevator  
Passenger,Kitchen,Lunchroom,See  
Remarks**Access to Property**Paved Road,Public Transportation  
Nearby**Inclusions**2 titled parking stalls and furniture. Call  
Lister Directly**Restrictions**

Call Lister

**Reports**

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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