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## 203, 221 10 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33492


**MLS ID:**  
A2276596

**\$1,500,000**



 **PAUL RUDOLF**

 CDN Global Advisors Ltd.  
 403-531-4336

 203, 221 10 Avenue SE, Calgary , Alberta T2P 0V9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> CC-X	<b>Subdivision</b> Beltline	<b>Building Type</b> Office Building
<b>Year Built</b> 2003	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0411488	<b>Building Area (Sq. Ft.)</b> 3957.00
<b>Building Area (Sq. M.)</b> 367.61	<b>Footprint (Sq. Ft.)</b> 3957	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

This premium office condominium is located in the sought-after Brownstone development in Victoria Park, one of Calgary's most connected and dynamic urban districts. The three-storey complex features Class A character space, highlighted by exposed high ceilings, an inviting outdoor tenant courtyard, and secure heated underground parking. Unit 203 offers a turnkey, fully built-out office environment with a highly functional layout, including a mix of private offices, open work areas, two boardrooms, dedicated file storage, a generous reception zone, and a large open kitchen. Recently refreshed with show-suite quality finishes and newly repainted interiors, the space is move-in ready, with office furniture available for immediate use. The location provides exceptional accessibility—only a five-minute walk to downtown Calgary—and is surrounded by a wide range of amenities, including restaurants, cafés, and fast-food options. The new BMO Centre and the future Scotia Place Event Centre and entertainment district are also within walking distance, offering unparalleled convenience for staff and clients. Additional benefits include 3 titled parking stalls, ensuring reliable and secure on-site parking in Calgary's urban core.

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