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

Transaction Type For Sale	Title Fee Simple	Days On Market 123
Zoning CC-X	Subdivision Beltline	Building Type Office Building
Year Built 2003	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 0411488	Building Area (Sq. Ft.) 3957.00
Building Area (Sq. M.) 367.61	Footprint (Sq. Ft.) 3957	Inclusions N/A
Restrictions Call Lister	Reports 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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