

\$650,000 - 101, 718 12 Avenue Sw, Calgary

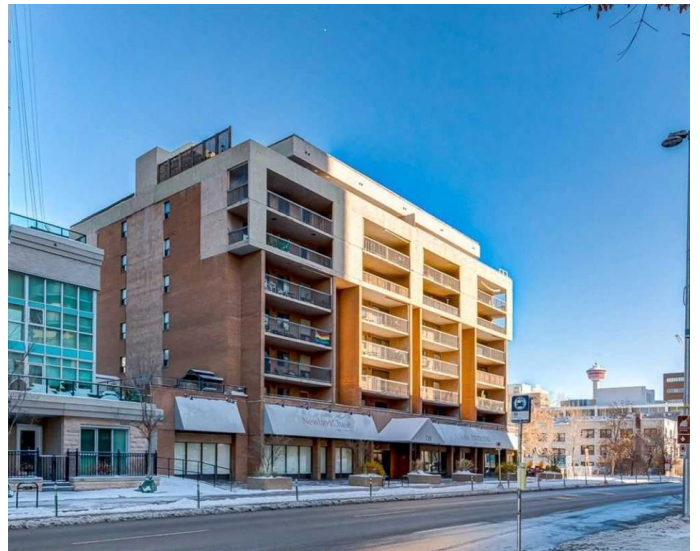
MLS® #A2199549

\$650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Prime Office Condo Opportunity for Sale and Lease. Unit 101 is fully furnished and move-in ready that has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month, Convenient access to the 12th Avenue cycle track, On-site gym and sauna for tenant use, Proximity to a variety of amenities, including: Safeway, Starbucks, Bonterra, Gravity Coffee Bar and much more. This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. For more information, click brochure link.



Built in 1980

Essential Information

| | |
|------------|-----------|
| MLS® # | A2199549 |
| Price | \$650,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |

| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 101, 718 12 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 20 |
| Zoning | CC-X |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.