

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

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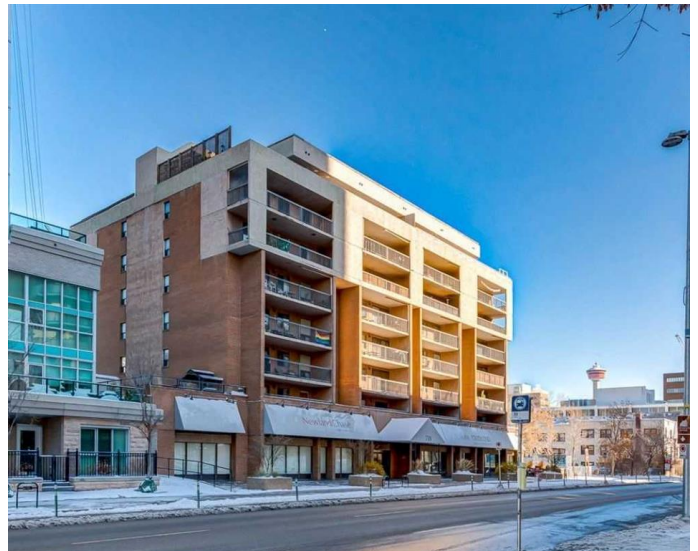
MLS® #A2199549

**\$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 | 154              |
| Zoning         | CC-X             |

### Listing Details

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

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