

# \$850,000 - 248, 1111 Olympic Way Se, Calgary

MLS® #A2202731

**\$850,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

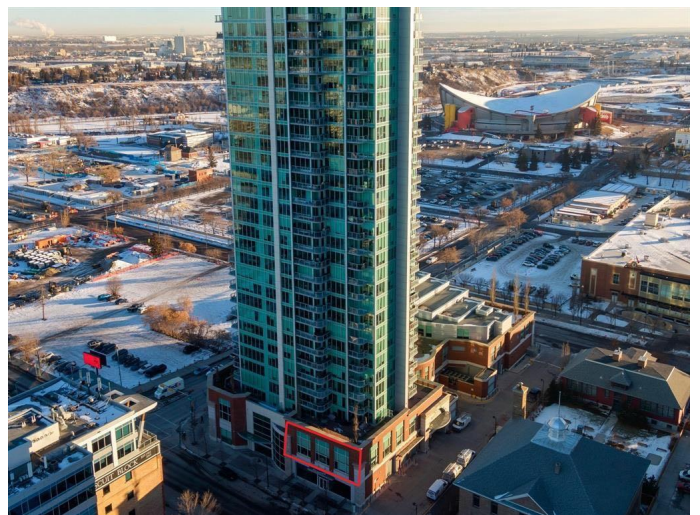
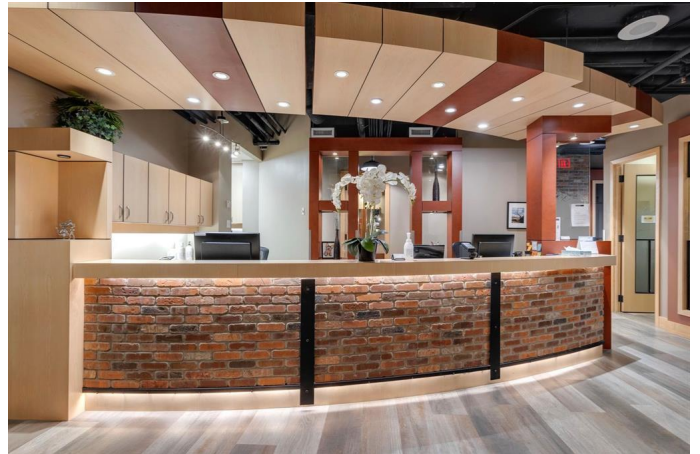
Beltline, Calgary, Alberta

A fabulous opportunity to start, expand or amalgamate a professional practice for dental or medical. A perfect size of 3,266 Sq ft with water and drainage in ten zones, (7 ops and 3 bathrooms). The space boast a fully finished reception area and interior design, significantly reducing startup costs and enabling a swift market entry.

It is architected with a laundry room, shower as well as lunch/staff room and storage/flex rooms. The daylight from windows surrounding the corner ops location offers a great environment for clients and professionals. This area is certified for medical use and provides a consult/office/ room and two additional offices. The base design is done and you can now reconfigure to enhance to your specific business model.

A perfect location on the 2nd floor #248 of the Arriva commercial complex. It includes five TITLED parking spots and dedicated visitor parking. Located across from the new Flames arena build and a five minute walk from the Stampede Park LRT as well as a transit stop in front of the building.

This area is expanding at a fast rate and with the addition of a new hotel, flames arena and the new world class convention center, promising Increased foot traffic and visibility. It will remain a premier location as other commercial growth happens around it. This is an outstanding commercial condo space, you have to view it to appreciate all it



has to offer. Small changes would also make this a fit for a private office environment as well.

Built in 2007

**Essential Information**

MLS® #	A2202731
Price	\$850,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	248, 1111 Olympic Way Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0E6

**Amenities**

Parking Spaces	5
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**Additional Information**

Date Listed	March 15th, 2025
Days on Market	107
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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