

# \$5 - 207, 214 11 Avenue Se, Calgary

MLS® #A2175678

**\$5**

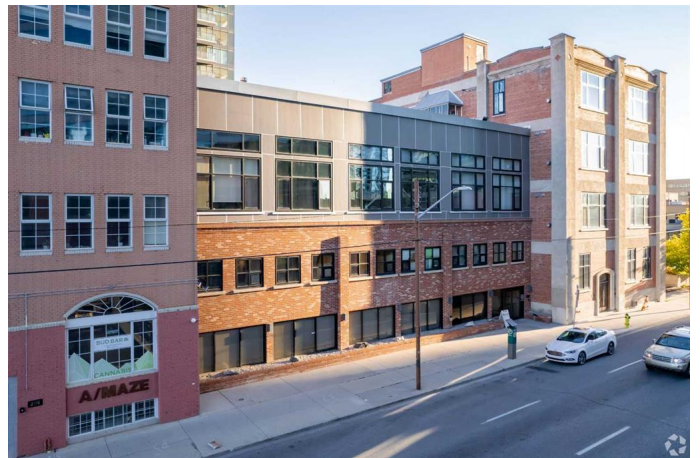
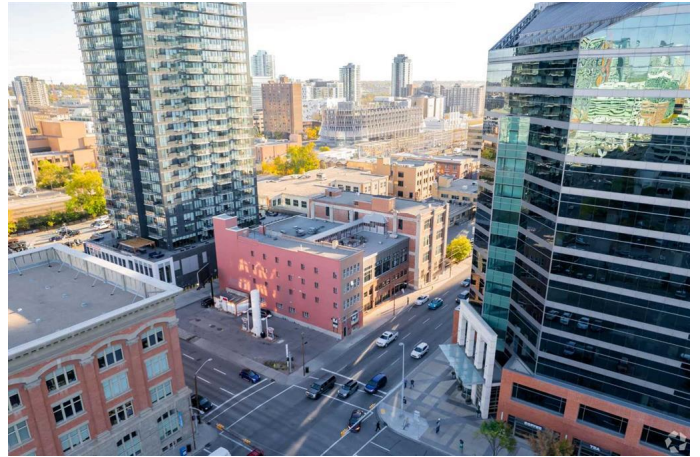
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Set Your Business at the Heart of Calgary's Thriving Entertainment District! Prime office or retail space is now available, ideally located near the new BMO Centre, Stampede Grounds, and downtown Calgary. This property, adjacent to one of Calgary's rare historic warehouse conversions, sits at the forefront of East Victoria Park's bold 20-year vision: a vibrant, mixed-use community designed to welcome 8,000 residents and 4 million square feet of new development.

Situated within the CMLC's Rivers District Master Plan, this space places you at the heart of Calgary's new Culture and Entertainment District—a lively, year-round destination that fosters community and connection. This area will soon showcase an expanded, visually captivating BMO Centre, a cutting-edge Event Centre, a reimagined Arts Commons, the Stampede Trail retail experience, and access to the new Green Line LRT. Connectivity is key, with easy access to Stampede Park and the scenic Elbow River defining the district's boundary.

The Warehouse District's revitalization embraces a blend of commercial, office, and residential spaces in beautifully restored brick buildings, creating a unique, bustling streetscape. You'll be joining a vibrant community of neighbouring businesses including personal services, creative studios,



marketing firms, nonprofits, and more. Start here and be part of Calgary’s exciting future! 4 offices, a large open area in a total of 2484 square feet. Second floor space, no elevator / parking, kitchen / bar area. Ownership opportunity

Built in 1978

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2175678   |
| Price      | \$5        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 207, 214 11 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0X8               |

**Amenities**

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Utilities | Cable Available, Fiber Optics at Lot Line, Heating Paid For |
|-----------|-------------------------------------------------------------|

**Interior**

|         |                        |
|---------|------------------------|
| Heating | Hot Water, Natural Gas |
| Cooling | Full                   |

**Exterior**

|            |                 |
|------------|-----------------|
| Roof       | Membrane        |
| Foundation | Poured Concrete |

**Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 29th, 2024 |
|-------------|--------------------|

|                |                    |
|----------------|--------------------|
| Days on Market | 182                |
| Zoning         | Centre City (CC-X) |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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