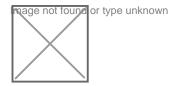


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1411 2 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32140

MLS ID: A2228411

. 11 \$950,000



- △ MICHAEL MONTGOMERY
- Renzo Real Estate Inc.
- **403-763-2899**
- 🖒 1411 2 Street SW, Calgary , Alberta T2R 0W7

Transaction Type

For Sale

**Days On Market** 

Zoning

DC (pre 1P2007)

Subdivision

Beltline

Building Type
Condo Complex

Year Built 1939

**Structure Type** 

Office

Property Type Commercial **Property Sub Type** 

Office

Legal Plan

8510157

Inclusions

Please discuss with listing agent

Building Area (Sq. Ft.)

Building Area (Sq. M.) 312.99

Restrictions

3369.00

Easement Registered On Title, Restrictive Covenant

Reports

Floor Plans, Title

Step into a rare opportunity to own a high-quality office condo with live/work potential in Calgary's vibrant Beltline district. This 3,369 sq. ft. character property at blends timeless architectural charm with modern functionality. Originally built in 1939, the building showcases influences from Edwardian-era row housing and late Queen Anne revival style, with deep roots in Calgary's history. Spanning four levels, the space offers flexibility for a variety of users. The main floor (932 sq. ft.) and second floor (888 sq. ft.) provide bright, professional office layouts, while the third floor (682 sq. ft.) features an exterior patio/deck—perfect for a breakout space or private retreat. The lower level (867 sq. ft.) includes windows and a separate entrance, making it ideal for residential use, additional offices, or creative studio space. Full HVAC services ensure year-round comfort, and six secure, fenced surface parking stalls add convenience. Located directly across from Haultain Park and Tennis Courts, this property is surrounded by an amenity-rich community. Within a five-minute walk you'll find First Street Market, Hotel Arts, Ten Foot Henry, Proof, Starbucks, Lulu Bar, and dozens of other top Calgary restaurants, cafés, and fitness options. Just 1.5 km from the downtown core and 20 minutes to the airport, the location offers unbeatable accessibility. Whether you're seeking distinctive office space, a flexible live/work environment, or a long-term investment in one of Calgary's most walkable neighbourhoods, 1411 – 2 Street SW delivers unmatched character, functionality, and location

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.