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102, 1118 12 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33694

MLS ID:
A2280718

\$605,000



 **JILL CONROY**
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 RE/MAX First
 403-278-2900

 102, 1118 12 Avenue SW, Calgary, Alberta T2R 0P4

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|---|---|--|
| Transaction Type For Sale | Days On Market 58 | Zoning CC-X |
| Subdivision Beltline | Year Built 2008 | Structure Type High Rise (5 stories) |
| Property Type Commercial | Property Sub Type Mixed Use | Legal Plan 0814769 |
| Building Area (Sq. Ft.) 1173.00 | Building Area (Sq. M.) 108.97 | Inclusions none |
| Restrictions None Known | Reports None | |

Exceptional main-floor commercial condo located in the heart of the Beltline, one of Calgary's most vibrant and walkable urban communities, known for its strong daytime and evening foot traffic. Located in the Nova Building, part of a 550-unit condominium complex on 12 Avenue SW, this highly visible unit benefits from a built-in residential customer base and excellent exposure along busy 12 Avenue. The open-concept main floor features dramatic double-height windows, filling the space with natural light and creating an inviting atmosphere. The flexible layout is ideal for retail, office, or professional services. A bright mezzanine-level office overlooks the main floor, providing an open, connected workspace perfect for administrative or consulting use. A prime opportunity for owner-users or investors. Book your showing today. See attached brochure for more details.

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