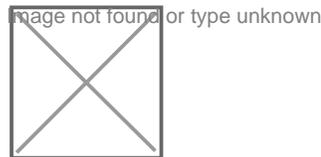


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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 ST STREET SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34137

MLS ID:
A2288338

\$1,100,000



TIM CROUGH
(403) 540-4102

CIR Realty
403-271-0600

1411, 2 St Street SW, Calgary , Alberta T2R 0W7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 5
<b>Zoning</b> DC	<b>Subdivision</b> Beltline	<b>Building Type</b> Condo Complex,Mixed Use
<b>Year Built</b> 1939	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 8510157	<b>Building Area (Sq. Ft.)</b> 3369.00
<b>Building Area (Sq. M.)</b> 312.99	<b>Parking</b> 6	<b>Roof</b> Asphalt Shingle,Tar/Gravel
<b>Foundation</b> Poured Concrete	<b>Cooling</b> None	<b>Heating</b> Boiler,Hot Water,Natural Gas
<b>Inclusions</b> Inclusions to be confirmed at time of offer/sale.	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Condo/Strata Bylaws,Floor Plans,Information Package,Legal Description,Site Plans,Title

Commercial Open House Saturday February 28 from 10:00 am until 2:00 pm. Very unique character office condo with live/work opportunity. The condo has 6 private surface stalls. Exterior patio / deck on third floor. Lower level has windows, separate exterior entrance, ideal for residential or office. A prominent location on 2nd street influenced by Edwardian-era row housing and late Queen Anne revival style. 24 minutes 19.0 km to YYC International Airport, 4 minutes 1.5 km to Downtown Core. An easy walk to the new Scotiabank Arena, the Entertainment District, Tennis Courts, Central Park. Excellent long term investment as the 6 unit condo is located on a large piece of high density land.

**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](#).

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