

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.

## PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34155

**MLS ID:**  
A2288802

**\$349,900**



 **JOHN PRESTON**  
 (403) 617-6009

 RE/MAX Real Estate (Mountain View)  
 403-247-5171

 503, 922 5 Avenue SW, Calgary , Alberta T2P 2T9

**Transaction Type**

For Sale

**Days On Market**

62

**Business Type**

Professional/Office

**Zoning**

CR20-C20/R20

**Subdivision**

Downtown Commercial Core

**Building Type**

High Rise

**Year Built**

2006

**Structure Type**

High Rise (5 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0514424

**Building Area (Sq. Ft.)**

1050.00

**Building Area (Sq. M.)**

97.55

**Roof**

Metal

**Access to Property**

Direct Access

**Inclusions**stove, microwave, fridgediswasher,  
garburator**Restrictions**

None Known

**Reports**

Condo/Strata Bylaws

This 1050 sq. ft. Commerical Condo offers a thoughtfully designed layout featuring four private offices, a welcoming reception area, a fully equipped kitchen, and a private restroom creating an ideal setting for productivity and professionalism. Situated on the 5th floor of a secure, prestigious downtown building, with concierge service, the suite includes one titled parking stall and access to 16 visitor parking spaces for added convenience. The space also features a 500 sq. ft. patio (exclusive use for unit 503), perfect for outdoor meetings, client gatherings, or a relaxing break. Floor-to-ceiling windows along the back wall fill the office with natural light and showcase impressive River and valley views. An added bonus is the building's fifth-floor amenity area, adjacent to 503. This inviting shared space includes a conference centre, a kitchen, and a large patio, offering the perfect venue for meetings, team events, or networking in a professional yet comfortable environment. Experience a quiet, polished workspace with all the advantages of a prime downtown Calgary location. All office furniture, cabinets and equipment are for sale separately offering a great opportunity to set up fast and get to market quickly. This is a must see property and opportunity.

**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.