

# \$650,000 - 101, 718 12 Avenue Sw, Calgary

MLS® #A2199549

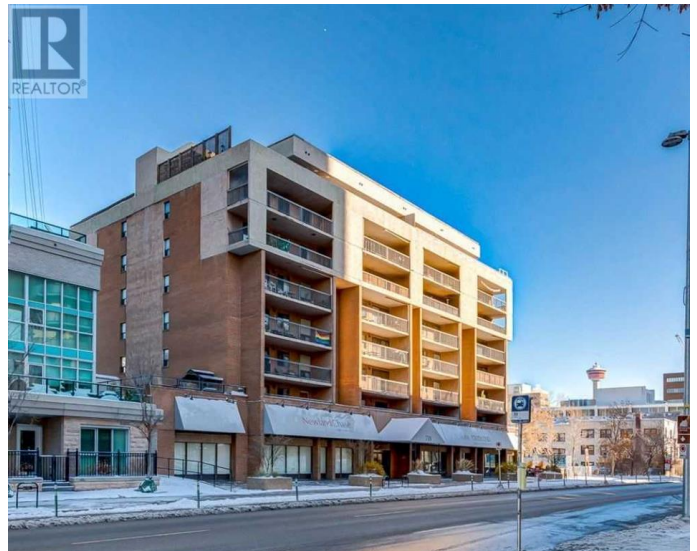
**\$650,000**

0 Bedroom, 0.00 Bathroom, 31,075 sqft

Business

Beltline, Calgary, Alberta

Prime Office Condo Opportunity for Sale and Lease. Unit 101 is fully furnished and move-in ready that has undergone recent renovations, incorporating high-end finishes and improvements. Strategically located on the main floor, this property boasts excellent visibility with building signage along 12th Avenue SW, attracting a high volume of foot and vehicle traffic. Zoned for flexible office and retail uses, this unit is situated in the CC-X Centre City Mixed Use District, offering a unique opportunity for businesses to thrive. Additional amenities include: 6 titled surface parking stalls available for \$200/month, Convenient access to the 12th Avenue cycle track, On-site gym and sauna for tenant use, Proximity to a variety of amenities, including: Safeway, Starbucks, Bonterra, Gravity Coffee Bar and much more. This exceptional office condo is poised to meet the needs of businesses seeking a prime location in the heart of the Beltline. For more information, click brochure link. (id:6289)



Built in 1980

## Essential Information

Listing #	A2199549
Price	\$650,000
Bathrooms	0.00
Square Footage	31,075
Year Built	1980

Type	Business
Sub-Type	Condominium/Strata

### Community Information

Address	101, 718 12 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0H7

### Amenities

Parking Spaces	6
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### Listing Details

Listing Office	Honestdoor Inc.
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