

# \$850 - 109, 214 11 Avenue Se, Calgary

MLS® #A2175677

**\$850**

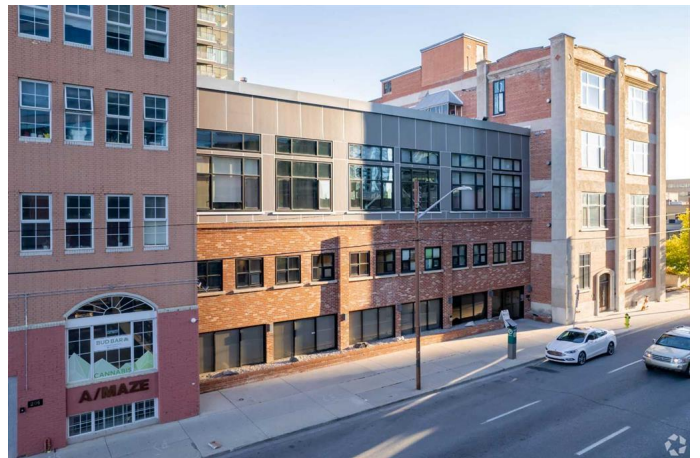
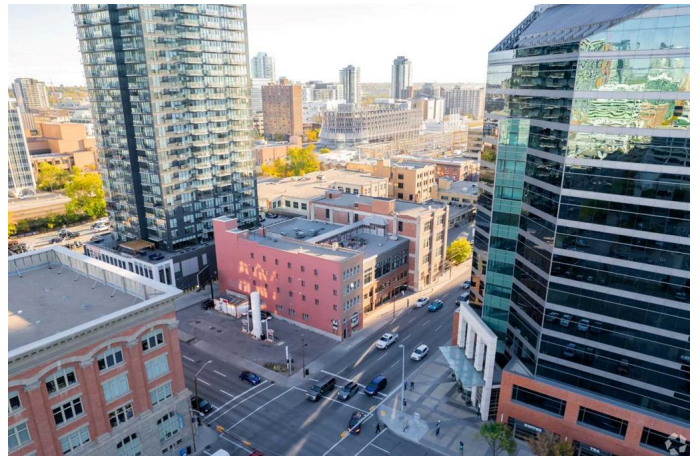
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Prime office or retail space is available, ideally located near the new BMO Centre, Stampede Grounds, and downtown Calgary. This property, adjacent to one of Calgary's rare historic warehouse conversions, sits at the forefront of East Victoria Park's bold 20-year vision: a vibrant, mixed-use community designed to welcome 8,000 residents and 4 million square feet of new development.

Situated within the CMLC's Rivers District Master Plan, this space places you at the heart of Calgary's new Culture and Entertainment District—a lively, year-round destination that fosters community and connection. This area will soon showcase an expanded, visually captivating BMO Centre, a cutting-edge Event Centre, a re-imagined Arts Commons, the Stampede Trail retail experience, and access to the new Green Line LRT. Connectivity is key, with easy access to Stampede Park and the scenic Elbow River defining the district's boundary.

The Warehouse District's revitalization embraces a blend of commercial, office, and residential spaces in beautifully restored brick buildings, creating a unique, bustling streetscape. You'll be joining a vibrant community of neighboring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting



future!

Built in 1978

### Essential Information

MLS® #	A2175677
Price	\$850
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	109, 214 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0X8

### Amenities

Utilities	Cable Available, Fiber Optics at Lot Line
-----------	---

### Interior

Heating	Hot Water, Natural Gas
Cooling	Full

### Exterior

Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	October 29th, 2024
Days on Market	176
Zoning	CC-X

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.