



**GRASSROOTS**  
REALTY GROUP

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**200, 2107 Sirocco Drive SW  
Calgary, Alberta**

**MLS # A2214261**



**\$1,900,000**

<b>Division:</b>	Signal Hill
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,036 sq.ft.
<b>Zoning:</b>	C-N2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

This 4,037 Sq. Ft. upper level executive office has been beautifully finished and currently suites a professional office setting. This includes an extra large executive office with a meeting area, fireplace and a secondary office for an executive assistant. There are 5 more private offices, a large reception area, boardroom, a kitchenette with a break room and lunch room, 2 bathrooms, and a dedicated file room. The office has in floor heating and air conditioning and was thoughtfully designed to make the professionals comfortable with many windows for natural light, pleasant views, high ceilings and extra wide halls. This office condo is a rare offering in the SW suburban neighborhood of Signal Hill. The Purchaser has the option to also purchase Unit 3, 2107 Sirocco Drive SW - a garage/storage condo and is available for purchase only with Unit 2, 2107 and will not be sold on its own. Unit 3 has a man door that provides direct access to the foyer so the owner and staff can drive to work, park in this 1,206 Sq. Ft. garage condo and walk into the office without having to step outside &ndash; excellent for the cold Calgary winters. Vehicle will stay warm with the under slab heating and back up unit heater. There is an oversized 14' x 16' H overhead door providing drive in access at the front. There is also a second 8' x 8' W overhead at the rear. A bonus mezzanine of approximately 300 sq. ft. provides an excellent space for additional storage.