



**GRASSROOTS**  
REALTY GROUP

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**1411 2 Street SW**  
**Calgary, Alberta**

**MLS # A2228411**



**\$950,000**

<b>Division:</b>	Beltline
<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>	36,264 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Please discuss with listing agent

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Step into a rare opportunity to own a high-quality office condo with live/work potential in Calgary's vibrant Beltline district. This character property blends timeless architectural charm with modern functionality. The building showcases influences from Edwardian-era row housing and late Queen Anne revival style, with deep roots in Calgary's history. Spanning four levels, the space offers flexibility for a variety of users. The main floor and second floor provide bright, professional office layouts, while the third floor features an exterior patio/deck—perfect for a breakout space or private retreat. The lower level includes windows and a separate entrance, making it ideal for residential use, additional offices, or creative studio space. Plus 6 secure, fenced surface parking stalls add convenience. Located directly across from Haultain Park and Tennis Courts, this property is surrounded by an amenity-rich community. Within a five-minute walk, you'll find First Street Market, Hotel Arts, Ten Foot Henry, Proof, Starbucks, Lulu Bar, and dozens of other top Calgary restaurants, caf  s, and fitness options. Just 1.5 km from the downtown core and 20 minutes to the airport, the location offers unbeatable accessibility. Whether you're seeking distinctive office space, a flexible live/work environment, or a long-term investment in one of Calgary's most walkable neighbourhoods, 1411 &dash; 2 Street SW delivers unmatched character, functionality, and location