



**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>	3,369 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

<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>	Please discuss with listing agent		

Step into a rare opportunity to own a high-quality office condo with live/work potential in Calgary's vibrant Beltline district. This 3,369 sq. ft. character property at blends timeless architectural charm with modern functionality. Originally built in 1939, 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 (932 sq. ft.) and second floor (888 sq. ft.) provide bright, professional office layouts, while the third floor (682 sq. ft.) features an exterior patio/deck—perfect for a breakout space or private retreat. The lower level (867 sq. ft.) includes windows and a separate entrance, making it ideal for residential use, additional offices, or creative studio space. Full HVAC services ensure year-round comfort, and six 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, cafés, 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