



**GRASSROOTS**  
REALTY GROUP

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4, 215A 10 Street NW  
Calgary, Alberta

MLS # A2229435



**\$16 per sq.ft.**

Division: Hillhurst

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 647 sq.ft.

Zoning: DC

Heating: Forced Air

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.26 Acre

Lot Feat: -

Bright and modern, this office offers a highly efficient layout with a welcoming reception area, a boardroom, two private offices, and a handy utility space—all in just under 650 square feet. Enjoy the convenience of independent restrooms and added security with electric locks on the building's front door, ideal for those working outside regular hours. Located on 10th Street, you'll be surrounded by the energy of Kensington's thriving community—fine dining, cozy cafés, boutique shops, financial services, and fitness studios are all just steps away. The area's vibrant atmosphere is enhanced by nearby apartment towers, ensuring a steady flow of foot traffic and potential clients. Ample street parking is available for clients, and the lease includes a dedicated parking stall for your convenience. Seize the opportunity to position your business at the centre of one of Calgary's most dynamic neighbourhoods. Call today to schedule a viewing!