



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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300, 524 17 Avenue SW  
Calgary, Alberta

MLS # A2234569



**\$12 per sq.ft.**

Division: Beltline

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,097 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: KITCHENETTE

Located on 17th Ave SW right in the heart of Calgary's entertainment district, home to a diversity of shopping, Restaurants & Pubs. This 1097 sq ft unit offers a great space full of natural light and a view! Ideal for office use with built in kitchenette situated on the 3rd floor. Currently vacant and ready for occupancy.