



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**11650 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2245912**



**\$22 per sq.ft.**

**Division:** Canyon Meadows

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,745 sq.ft.

**Zoning:** C-C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Great opportunity to lease 2,745+/- sqft office space in a well-maintained professional building. Currently, the building is home to a dental clinic, making it an ideal location for businesses such as medical clinic, pharmacy, other health in similar or complementary fields. This space is well-suited for professionals such as lawyers, architects, accountants, or those in the medical industry, as well as any other professional office use.