



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**503, 922 5 Avenue SW  
Calgary, Alberta**

**MLS # A2269448**



**\$419,000**

**Division:** Downtown Commercial Core

**Type:** Mixed Use

**Bus. Type:** Professional/Office

**Sale/Lease:** For Sale

**Bldg. Name:** 5th Avenue

**Bus. Name:** -

**Size:** 875 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** stove, microwave, dishwasher, fridge, garburator

This 875 sq. ft. Commerical Condo offers a thoughtfully designed layout featuring four private offices, a welcoming reception area, a fully equipped kitchen, and a private restroom creating an ideal setting for productivity and professionalism. Situated on the 5th floor of a secure, prestigious downtown building, with concierge service, the suite includes one titled parking stall and access to 16 visitor parking spaces for added convenience. The space also features a 500 sq. ft. patio (exclusive use for unit 503), perfect for outdoor meetings, client gatherings, or a relaxing break. Floor-to-ceiling windows along the back wall fill the office with natural light and showcase impressive River and valley views. In addition to the private amenities within the suite, there is access to the building's fifth-floor amenity area, adjacent to 503. This inviting shared space includes a conference centre, a kitchen, and a large patio, offering the perfect venue for meetings, team events, or networking in a professional yet comfortable environment. Experience a quiet, polished workspace with all the advantages of a prime downtown Calgary location. This is a must see property and opportunity. Builders unit 9 blue print indicates 1,000 sq ft