



**GRASSROOTS**  
REALTY GROUP

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**208, 11420 27 Street SE  
Calgary, Alberta**

**MLS # A2271259**



**\$995,000**

**Division:** Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Douglasdale Professional Centre

**Bus. Name:** -

**Size:** 2,610 sq.ft.

**Zoning:** I-B f0.5

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Near Public Transit, See Remarks

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Furnished, Call Lister Directly

Click brochure link for more details\*\* Unit 208 at Douglasdale Professional Centre is one of the premier units in the development. The building offers excellent access through its proximity to Deerfoot Trail, Glenmore Trail, and is situated adjacent to the Douglas Glen Park and Ride which is serviced by the MAX Teal Line. The north half of the development was completed in 2008, where the subject unit is located, and the south half (Phase II) was developed in 2015. This unit offers excellent natural light as a corner unit on the northeast side of the building. The interior of the unit is built out with full glass offices and is being offered fully furnished for immediate move in. The space features a reception area, boardroom, kitchenette, storage room, in addition to the 8 offices throughout the space. Highlights: • Quick access to Max Teal bus route and multiple local bus routes • Easy Access and Egress via Deerfoot Trail and Barlow Trail • Close Proximity to Quarry Park (5-Minute Drive) • Building is Serviced by Two Elevators • Douglas Glen Park and Ride located adjacent to the Building • Future Site of Green Line LRT Station