

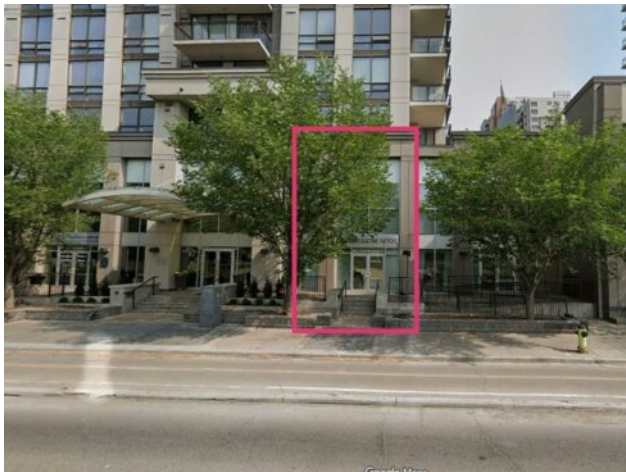


**GRASSROOTS**  
REALTY GROUP

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102, 1118 12 Avenue SW  
Calgary, Alberta

MLS # A2280718



**\$605,000**

**Division:** Beltline  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,173 sq.ft.  
**Zoning:** CC-X

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** none

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Exceptional main-floor commercial condo located in the heart of the Beltline, one of Calgary's most vibrant and walkable urban communities, known for its strong daytime and evening foot traffic. Located in the Nova Building, part of a 550-unit condominium complex on 12 Avenue SW, this highly visible unit benefits from a built-in residential customer base and excellent exposure along busy 12 Avenue. The open-concept main floor features dramatic double-height windows, filling the space with natural light and creating an inviting atmosphere. The flexible layout is ideal for retail, office, or professional services. A bright mezzanine-level office overlooks the main floor, providing an open, connected workspace perfect for administrative or consulting use. A prime opportunity for owner-users or investors. Book your showing today. See attached brochure for more details.