



**GRASSROOTS**  
REALTY GROUP

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306, 1109 17 Avenue SW  
Calgary, Alberta

MLS # A2290115



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

Division: Beltline  
Type: Office  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 1,405 sq.ft.  
Zoning: -

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: N/A

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

1,405 SF of move-in ready office space available on the third floor. Suite 306 includes a reception area, 4 private offices, storage, and a kitchen. Located in the Beltline on 17th Avenue with pylon signage available, underground and surface parking on site, and immediate access to surrounding amenities. Operating Costs: \$19.00 PSF (2026 estimate)