



**GRASSROOTS**  
REALTY GROUP

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400, 1109 17 Avenue SW  
Calgary, Alberta

MLS # A2290121



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

Division: Beltline  
Type: Office  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 4,295 sq.ft.  
Zoning: -

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

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

4,295 SF of move-in ready penthouse office space available on the fourth floor. Suite 400 includes a large open area, 4 private offices, a kitchen, storage, washrooms with shower, and 2 private balconies with views of Mount Royal. 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)