



**1850 14 Street SW**  
**Calgary, Alberta**

**MLS # A2290511**



**\$2,200,000**

<b>Division:</b>	Lower Mount Royal
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,264 sq.ft.
<b>Zoning:</b>	Direct Control (DC) 90Z92

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Rare opportunity to acquire a standalone character building in the highly sought-after Lower Mount Royal neighbourhood. Offering 4,858 SF of office space plus a 406 SF garage across three levels, the property features 12 private offices, two kitchens, server room, loft, and balcony &mdash; ideal for a professional services firm seeking a distinctive address. Prominent corner location with excellent visibility, strong signage opportunity along 14 Street SW, and 11 on-site parking stalls. Accommodates a wide range of commercial uses. Contact listing agents for pricing.