



**GRASSROOTS**  
REALTY GROUP

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302, 322 11 Avenue SW  
Calgary, Alberta

MLS # A2291010



**\$10 per sq.ft.**

Division: Beltline  
Type: Office  
Bus. Type: -  
Sale/Lease: For Lease  
Bldg. Name: -  
Bus. Name: -  
Size: 2,634 sq.ft.  
Zoning: -

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

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

Class A character building in the heart of Calgary's Beltline, Suite 302 offers 2,634 SF of move-in ready space, featuring 6 private offices, a boardroom, storage room and a kitchen. The building is equipped with a new fitness facility, a new conference facility, one block away from the +15 via Gulf Canada Square, on-site security, building management, and a private terrace for tenants located on the 2nd floor. Please call listing agent for more information. Operating Costs: \$18.72 PSF (2025)