



GRASSROOTS
REALTY GROUP

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240, 1111 Olympic Way SE
Calgary, Alberta

MLS # A2291536



\$339,900

Division: Beltline
Type: Office
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,420 sq.ft.
Zoning: DC (pre 1P2007)

| | |
|-------------------------|-------------------------|
| Heating: - | Addl. Cost: - |
| Floors: - | Based on Year: - |
| Roof: - | Utilities: - |
| Exterior: - | Parking: - |
| Water: - | Lot Size: - |
| Sewer: - | Lot Feat: - |
| Inclusions: None | |

Position your business in one of Calgary's most vibrant and rapidly evolving districts with this exceptional 1,420 sq ft commercial office unit located at 240 – 1111 Olympic Way SE. Perfectly situated near downtown and surrounded by Calgary's iconic skyline, this professional office space offers a rare opportunity to own in the sought-after Victoria Park/Beltline area, just minutes from the core and steps from major amenities, transit, dining, and entertainment. Upon entering the building, visitors are welcomed by a building reception area, providing a professional first impression before arriving at the unit. Inside the office unit, a dedicated reception area (11'7" x 11'3") greets clients and guests, creating an organized and professional entry point for day-to-day business operations. Adjacent to the reception is a bright lobby (11'7" x 11'1"), providing additional waiting or transition space for clients and staff. The thoughtfully designed layout flows into a spacious open working area, ideal for collaborative workstations, team desks, or adaptable office configurations. A large private office (26'6" x 19'4") offers a comfortable executive workspace or can easily function as a secondary team office. For meetings and presentations, the unit features a generous meeting room (18'11" x 14'9"), providing ample room for boardroom-style seating, client consultations, or team discussions. Staff will appreciate the dedicated staff area (20'2" x 12'5"), perfect for workstations, support staff, or administrative operations. The office also includes a well-sized kitchen (13'5" x 11'10"), offering convenient space for staff breaks. This property is ideal for professional office use, making it perfect for businesses seeking a focused and professional work environment such as consulting firms, administrative offices, accounting practices, marketing teams, or tech startups. This unit also

includes one heated underground parking stall, providing secure and convenient parking year-round. Located in a dynamic urban setting, the building enjoys incredible accessibility and visibility within Victoria Park, with stunning surroundings highlighted by Calgary's modern skyline and nearby residential towers. The area continues to experience significant growth and redevelopment, creating strong long-term value and an excellent opportunity for both owner-occupiers and investors looking to secure space in a highly desirable downtown-adjacent community. Opportunities to own commercial office space in this central location are increasingly rare. Whether you are expanding your business, relocating to a more prestigious address, or investing in Calgary's thriving urban core, this property offers flexibility, functionality, and long-term potential. Book your showing appointment today!