

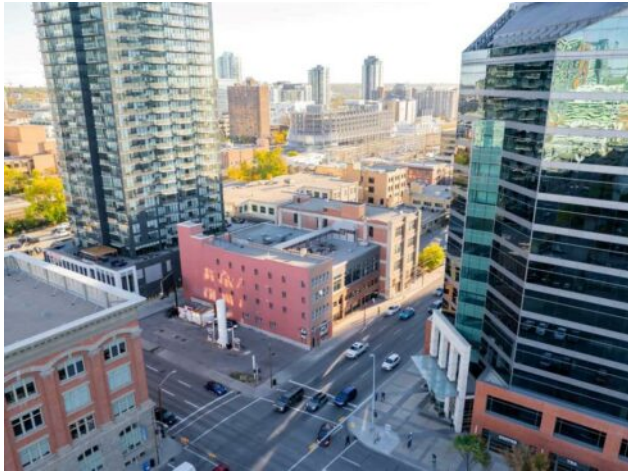


**GRASSROOTS**  
REALTY GROUP

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109, 214 11 Avenue SE  
Calgary, Alberta

MLS # A2175677



**\$850 per month**

Division:	Beltline
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Imperial Lofts
Bus. Name:	-
Size:	398 sq.ft.
Zoning:	CC-X

Heating:	Hot Water, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Cable, Fiber Optics at Lot Line
Exterior:	Brick, Concrete	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	n/a		

Prime office or retail space is available, ideally located near the new BMO Centre, Stampede Grounds, and downtown Calgary. This property, adjacent to one of Calgary's rare historic warehouse conversions, sits at the forefront of East Victoria Park's bold 20-year vision: a vibrant, mixed-use community designed to welcome 8,000 residents and 4 million square feet of new development. Situated within the CMLC's Rivers District Master Plan, this space places you at the heart of Calgary's new Culture and Entertainment District—a lively, year-round destination that fosters community and connection. This area will soon showcase an expanded, visually captivating BMO Centre, a cutting-edge Event Centre, a re-imagined Arts Commons, the Stampede Trail retail experience, and access to the new Green Line LRT. Connectivity is key, with easy access to Stampede Park and the scenic Elbow River defining the district's boundary. The Warehouse District's revitalization embraces a blend of commercial, office, and residential spaces in beautifully restored brick buildings, creating a unique, bustling streetscape. You'll be joining a vibrant community of neighboring businesses including personal services, creative studios, marketing firms, nonprofits, and more. Start here and be part of Calgary's exciting future!