



**GRASSROOTS**  
REALTY GROUP

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102, 10820 24 Street SE  
Calgary, Alberta

MLS # A2199467



**\$1,100,000**

**Division:** Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,619 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover a rare opportunity to own a 2,619 sq. ft. end-unit, main-floor premier office condominium in the highly sought-after Douglasdale Professional Building. Located in Calgary's thriving Douglasdale community, this impressive workspace offers direct exposure to the high-traffic 24th Street corridor, ensuring excellent visibility for your business. Originally designed for a boutique law firm, this thoughtfully redesigned space (2018 renovation valued at \$200,000) features a modern, functional layout that fosters efficiency and professionalism. Upon entry, a common fully finished foyer provides a polished first impression with direct access to the office. Inside, the welcoming reception area showcases exposed brickwork, complemented by an adjacent client waiting area. The space includes: \*Six professionally designed offices, each offering a private and productive work environment. \*Two separate 2-piece washrooms for convenience. \*Dedicated copy and file rooms to support your operations. \*A spacious, fully equipped staff kitchen/lunchroom featuring high-quality fitted cabinetry, an inset double sink, tiled backsplash, built-in microwave, dishwasher, and refrigerator. The office is wheelchair accessible and boasts high-quality interior finishes, including etched concrete floors with carpet inserts, 9-foot ceilings, and full-height interior doors, all contributing to a professional and refined atmosphere. This unit comes with six assigned parking stalls plus 25 additional non-designated common surface stalls, ensuring ample parking for staff and clients. Quarry Park is only minutes away which offers not only over 50 acres of green space and parks to enjoy but also a well established business community and large residential/mix use developments. Your business will get high volume traffic that gets great exposure to drive by advertising. Positioned in a vibrant

business hub the location provides easy access to major transportation routes and all essential amenities. This location is ideal for professional services, veterinarian practices, or corporate offices. Don't miss this exceptional opportunity to elevate your business with a premier office space in one of Calgary's most desirable professional developments.