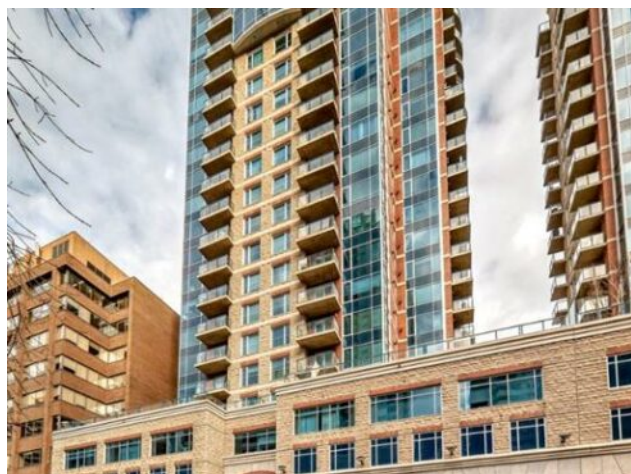




www.keyz.ca
admin@keyz.ca

503, 922 5 Avenue SW
Calgary, Alberta

MLS # A2269448



\$419,000

Division: Downtown Commercial Core

Type: Mixed Use

Bus. Type: Professional/Office

Sale/Lease: For Sale

Bldg. Name: 5th Avenue

Bus. Name: -

Size: 875 sq.ft.

Zoning: CR20-C20/R20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: stove, microwave, dishwasher, fridge, garburator

This 875 sq. ft. Commerical Condo offers a thoughtfully designed layout featuring four private offices, a welcoming reception area, a fully equipped kitchen, and a private restroom creating an ideal setting for productivity and professionalism. Situated on the 5th floor of a secure, prestigious downtown building, with concierge service, the suite includes one titled parking stall and access to 16 visitor parking spaces for added convenience. The space also features a 500 sq. ft. patio (exclusive use for unit 503), perfect for outdoor meetings, client gatherings, or a relaxing break. Floor-to-ceiling windows along the back wall fill the office with natural light and showcase impressive River and valley views. In addition to the private amenities within the suite, there is access to the building's fifth-floor amenity area, adjacent to 503. This inviting shared space includes a conference centre, a kitchen, and a large patio, offering the perfect venue for meetings, team events, or networking in a professional yet comfortable environment. Experience a quiet, polished workspace with all the advantages of a prime downtown Calgary location. This is a must see property and opportunity. Builders unit 9 blue print indicates 1,000 sq ft