

OFFICE CONDO
// 3,957 SF

FOR SALE

22110 Avenue SE, Suite 203, Calgary, AB



Paul Rudolf Senior Associate | Investment Sales & Leasing
403.801.9648 | prudolf@cdnglobal.com

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, AB, Canada T2P 3R7 www.cdnglobal.com

CDN GLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



Office Condo for Sale – The Brownstones, Victoria Park

This premium office condominium is located in the sought-after Brownstone development in Victoria Park, one of Calgary's most connected and dynamic urban districts. The three-storey complex features Class A character space, highlighted by exposed high ceilings, an inviting outdoor tenant courtyard, and secure heated underground parking.

Unit 203 offers a turnkey, fully built-out office environment with a highly functional layout, including a mix of private offices, open work areas, two boardrooms, dedicated file storage, a generous reception zone, and a large open kitchen. Recently refreshed with show-suite quality finishes and newly repainted interiors, the space is move-in ready, with office furniture available for immediate use.

The location provides exceptional accessibility—only a five-minute walk to downtown Calgary—and is surrounded by a wide range of amenities, including restaurants, cafés, and fast-food options. The new BMO Centre and the future Scotia Place Event Centre and entertainment district are also within walking distance, offering unparalleled convenience for staff and clients.

Additional benefits include 3 titled parking stalls, ensuring reliable and secure on-site parking in Calgary's urban core.

PROPERTY OVERVIEW

Address:	221 10 Avenue SE, Suite 203, Calgary, AB
District:	Beltline
Zoning:	CC-X Centre City Mixed Use District
Year Built:	2014
Total Square Footage:	3,957 SF

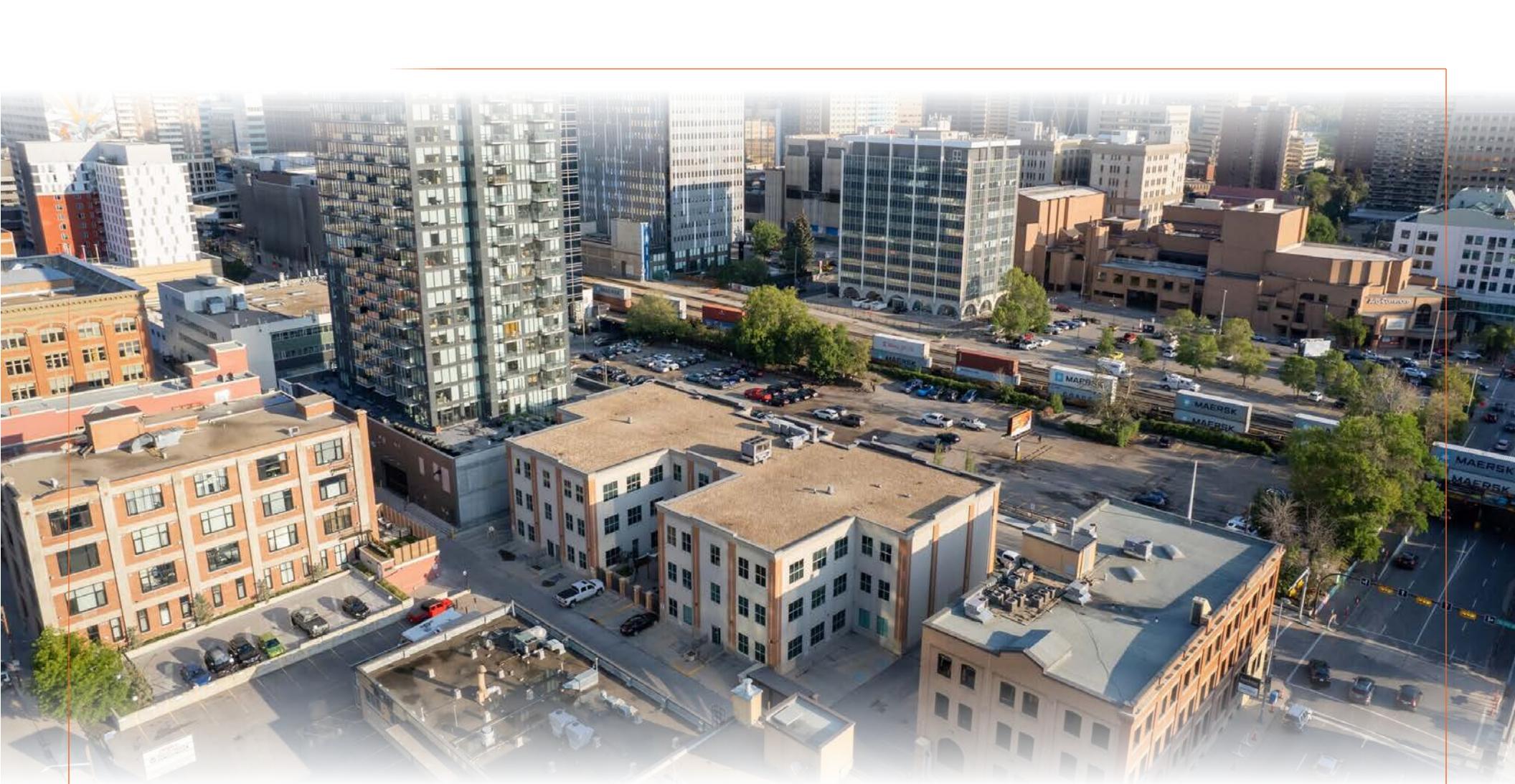
Sale Price:	\$1,500,000.00
Condo Fee:	(TBV)
Property Tax (est. TBV):	(TBV)
Parking:	3 Titled Parking Stalls
Availability:	Immediate

LOCATION

Located in SE Calgary, Beltline district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **TBV**





Paul Rudolf Senior Associate | Investment Sales & Leasing
403.801.9648 | prudolf@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, AB, Canada T2P 3R7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors