



Parkside Place

Suite 200, 602 12 Avenue SW | Calgary, Alberta

PROPERTY HIGHLIGHTS

- » Well appointed and efficient office Condo in the heart of the Beltline District.
- » Close to several amenities such as Rage Fitness, Grit, Milano Coffee, Last Best Brewery, STREATS, REGRUB, the District 11 food hall
- » Immediate access to Calgary’s transit system and an 8-minute walk from the 4th Street SW LRT Station
- » Windows allow for plenty of natural light throughout
- » Short walk to the Downtown core, + 15 skywalk
- » Easy access to Deerfoot Trail, Memorial Drive, Macleod Trail, Crowchild Trail SW, and Bow Trail SW

Larry Gurtler, *Vice President | Associate Broker*

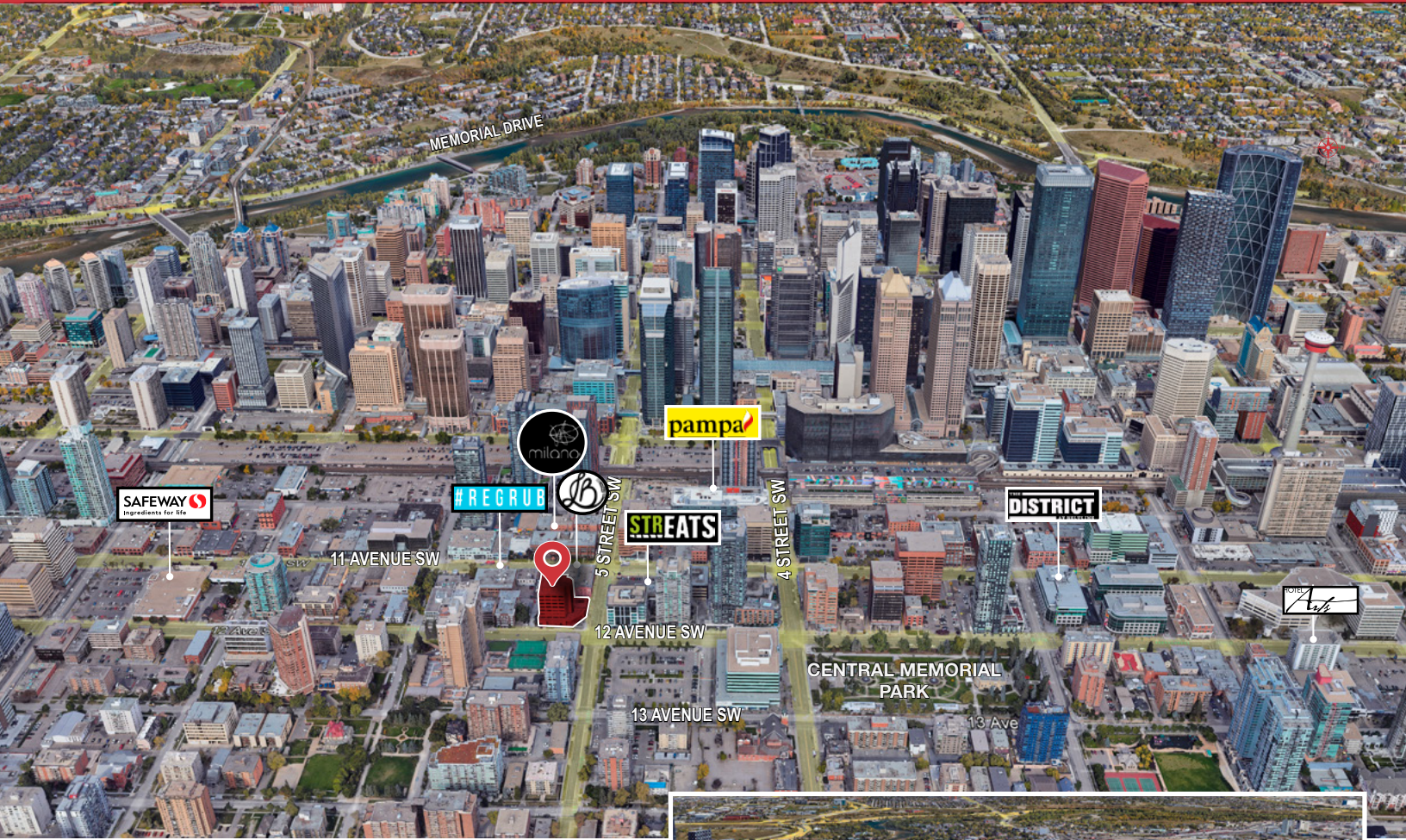
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ADDRESS	#200, 602 12 Avenue SW
LEGAL DESCRIPTION	Plan 9512648; Unit 8,135,136
DISTRICT	Beltline
ZONING	CC-X
# STORIES	9
YEAR BUILT	1979
USABLE AREA	1,325 SF
EST. EQUIVALENT RENTABLE AREA	1,524 SF
BUILDING SIZE	86,431 SF
PARKING	2 Stalls @ \$25,000.00 each
ASKING PRICE	\$375,000.00 + 2 stalls
ESTIMATED 2025 PROPERTY TAXES	\$859.79/mo + \$67/stall
CONDO FEES	\$2,193.26/mo + GST

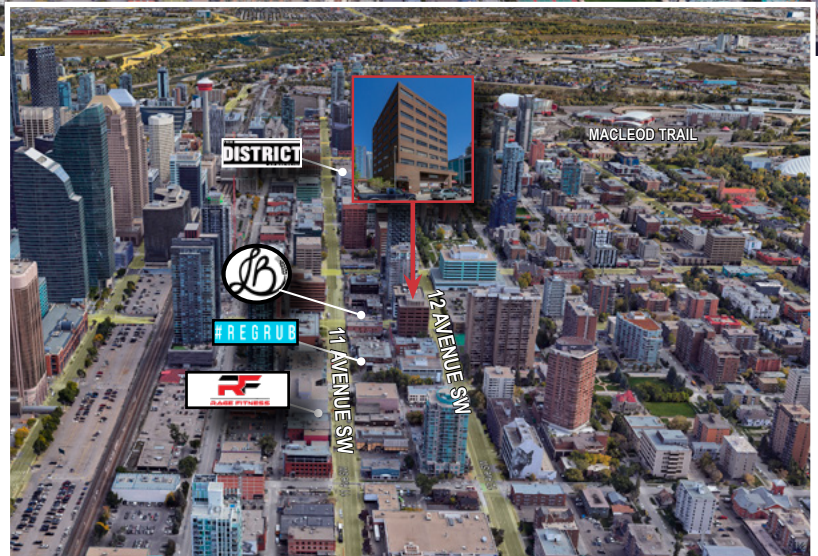
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COMMUNITY DESCRIPTION

The Beltline is a bustling neighborhood with a diverse mix of residential, commercial, and entertainment options. Residents enjoy the convenience of being within walking distance of numerous amenities, including restaurants, cafes, shops, and cultural attractions. The area is well-connected with efficient public transportation, making it easy to commute to work or explore other parts of the city.



AREA DEMOGRAPHICS

POPULATION	2 KM	3 KM	5 KM
2023	76,829	224,247	622,802
2028	85,820	255,236	704,551
2033	93,464	283,910	784,062
Growth 2023-2028	2.3%	2.8%	2.6%
Growth 2023 - 2033	2.2%	2.7%	2.6%

LOCATION & ACCESSIBILITY

WALK SCORE
87

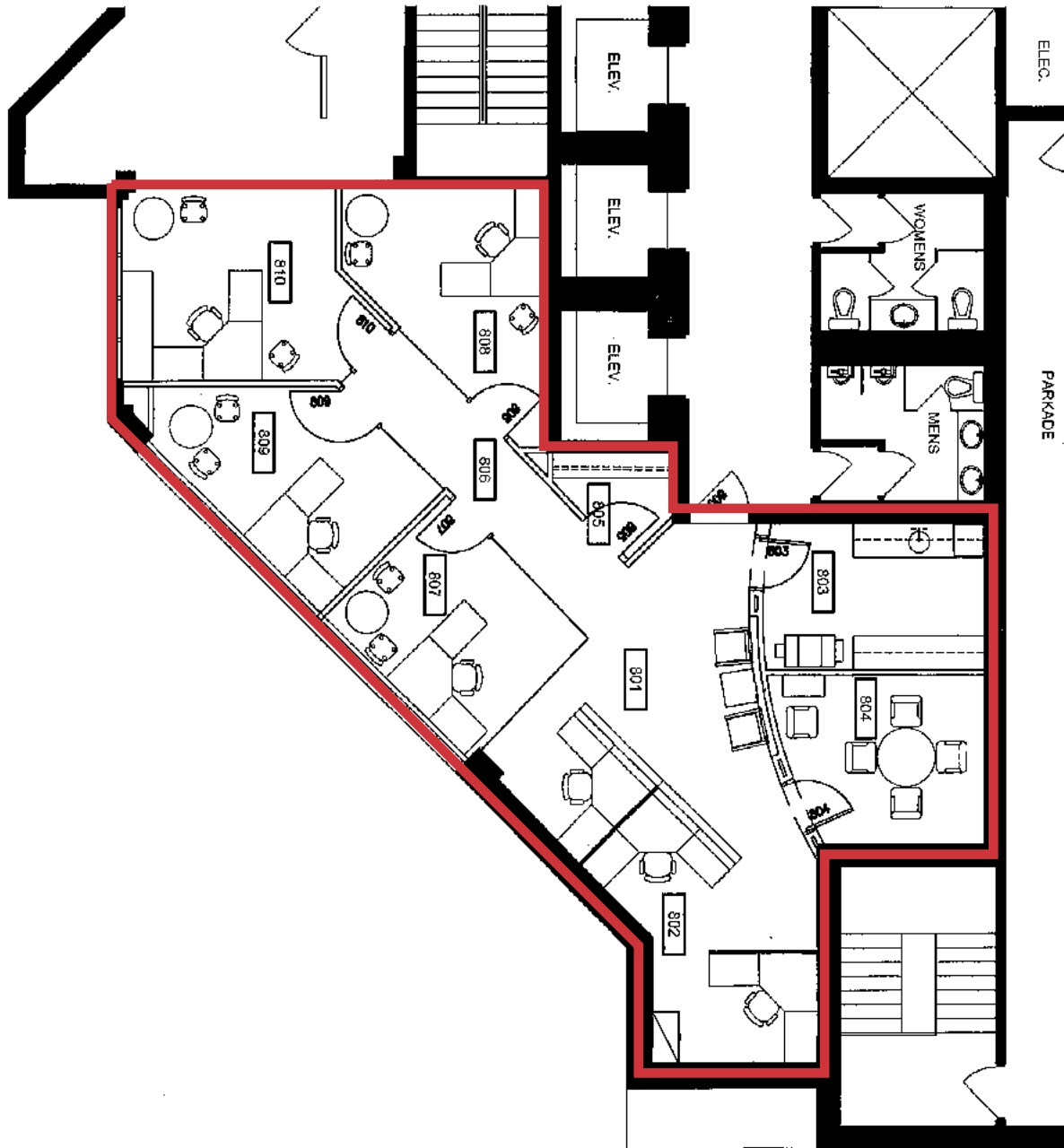
TRANSIT SCORE
80

BIKERS PARADISE
95

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FLOOR PLAN







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