

BELTLINE OFFICE CONDOS FOR SALE

Parkside Place

602 12th Avenue SW, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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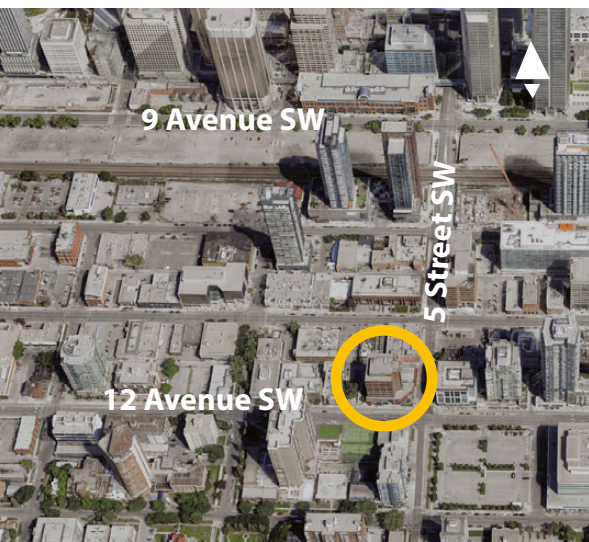
 **BARCLAY
STREET**
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

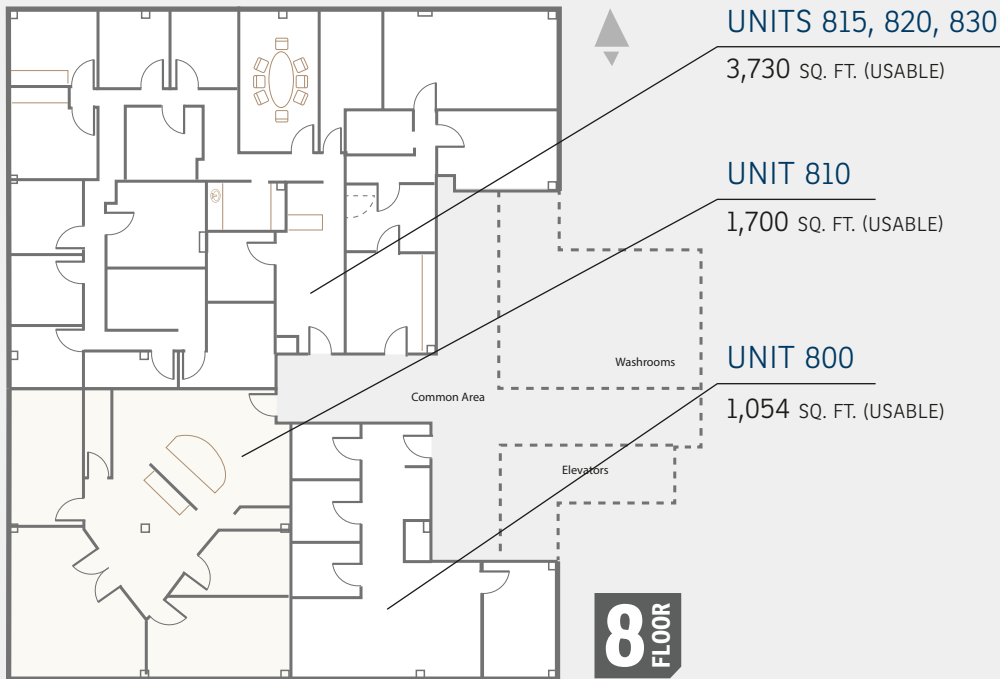
LOCAL
EXPERTISE
MATTERS



Parkside Place is located in the heart of the Beltline with easy access to the Downtown Core, Plus 15 system, transit and close to a multitude of amenities such as fitness facilities, restaurants, coffee shops and breweries.



Building's Lobby



Not to scale, for reference only.



8th Floor Elevators



8th Floor Lobby

UNITS 815, 820, 830

MUNICIPAL ADDRESS:
#815, 820, 830, 602 12 Avenue SW

LEGAL DESCRIPTION:
Plan 9512648; Units 31, 32, 33; And 586 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

LAND USE DESIGNATION:
CC-X (Centre City Mixed Use District)

UNIT AREA:
3,730 sq. ft. – usable
±4,290 sq. ft. – rentable

PARKING:
6 separately titled stall (included)

FINANCIAL INFORMATION

2024 ASSESSMENT: \$783,000

2023 TAXES: \$22,403.78

CONDO FEES: \$5,309.72/mo

ASKING PRICE: \$1,550,000

All numbers inclusive of parking stalls

UNIT 810

MUNICIPAL ADDRESS:
#810, 602 12 Avenue SW, Calgary

LEGAL DESCRIPTION:
Plan 9512648; Unit 30; And 267 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

LAND USE DESIGNATION:
CC-X (Centre City Mixed Use District)

UNIT AREA:
1,700 sq. ft. – usable
±1,955 sq. ft. – rentable

PARKING:
3 separately titled stall (included)

FINANCIAL INFORMATION

2024 ASSESSMENT: \$458,500

2023 TAXES: \$13,134.54

CONDO FEES: \$2,431.16/mo

ASKING PRICE: \$725,000

All numbers inclusive of parking stalls

UNIT 800

MUNICIPAL ADDRESS:
#800, 602 12 Avenue SW, Calgary

LEGAL DESCRIPTION:
Plan 9512648; Unit 29; And 165 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

LAND USE DESIGNATION:
CC-X (Centre City Mixed Use District)

UNIT AREA:
1,054 sq. ft. – usable
±1,212 sq. ft. – rentable

PARKING:
2 separately titled stall (included)

FINANCIAL INFORMATION

2024 ASSESSMENT: \$229,000

2023 TAXES: \$8,311.19

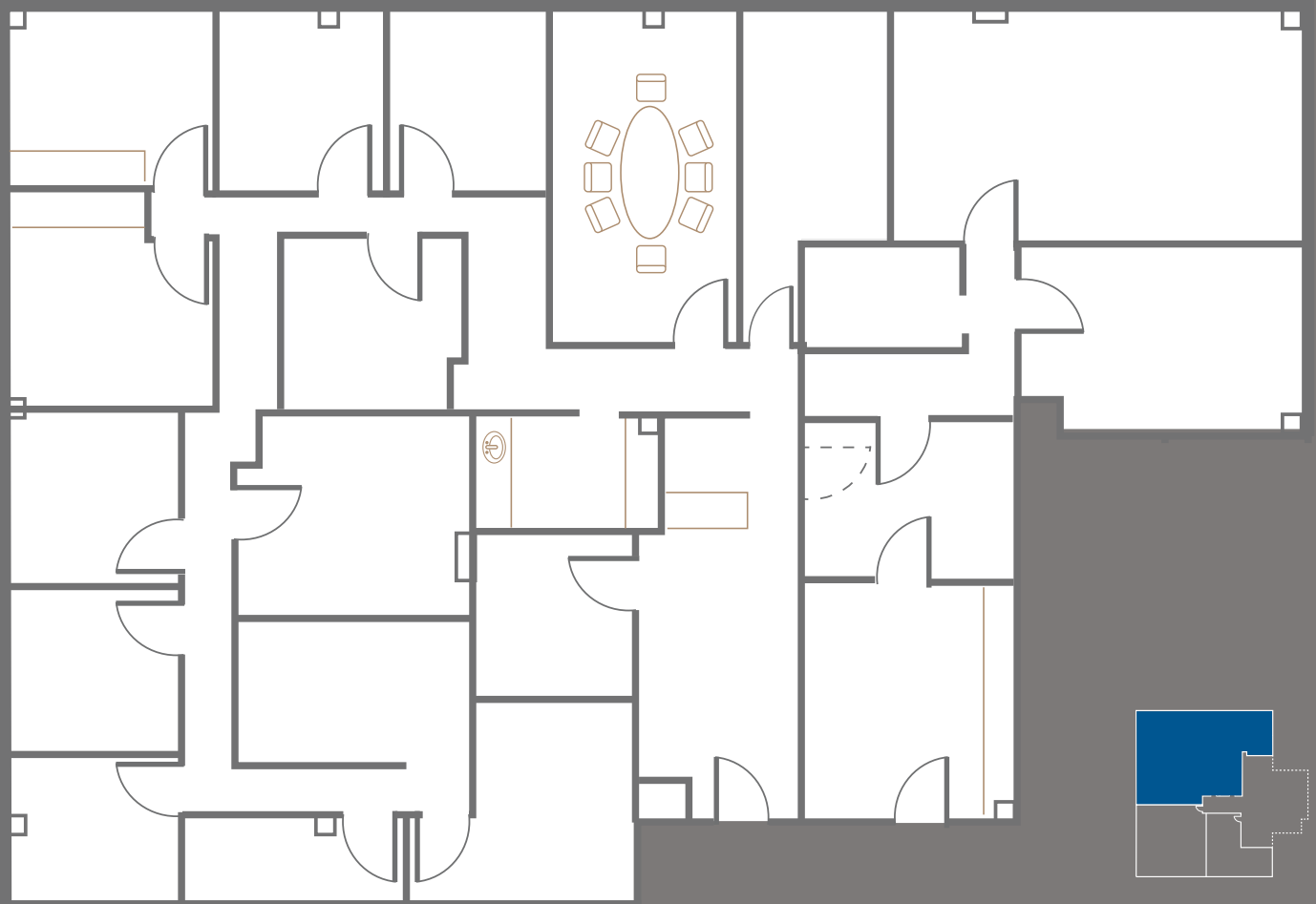
CONDO FEES: \$1,513.23/mo

ASKING PRICE: \$450,000

All numbers inclusive of parking stalls

UNITS 815, 820, 830

3,730 SQ. FT. (USABLE)



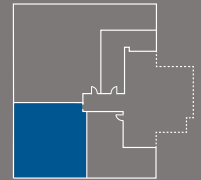
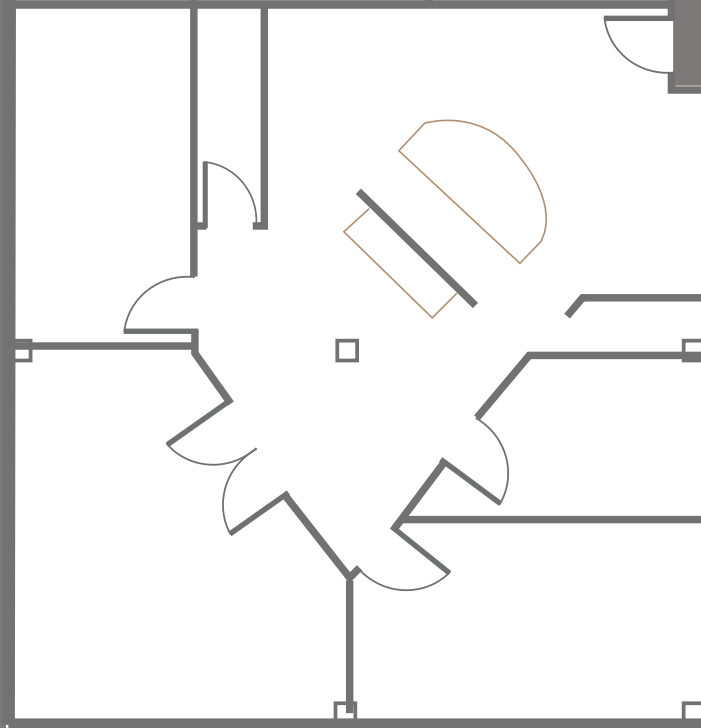
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UNIT 810

1,700 SQ. FT. (USABLE)



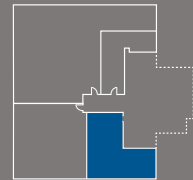
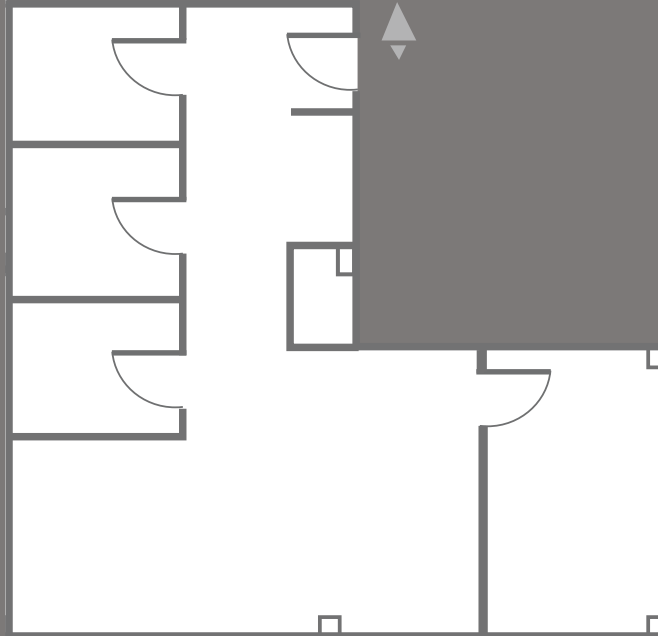
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UNIT 800

1,054 SQ. FT. (USABLE)



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LOCAL EXPERTISE MATTERS