

\$766,500 - 101+105, 206 11 Avenue Se, Calgary

MLS® #A2253571

\$766,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

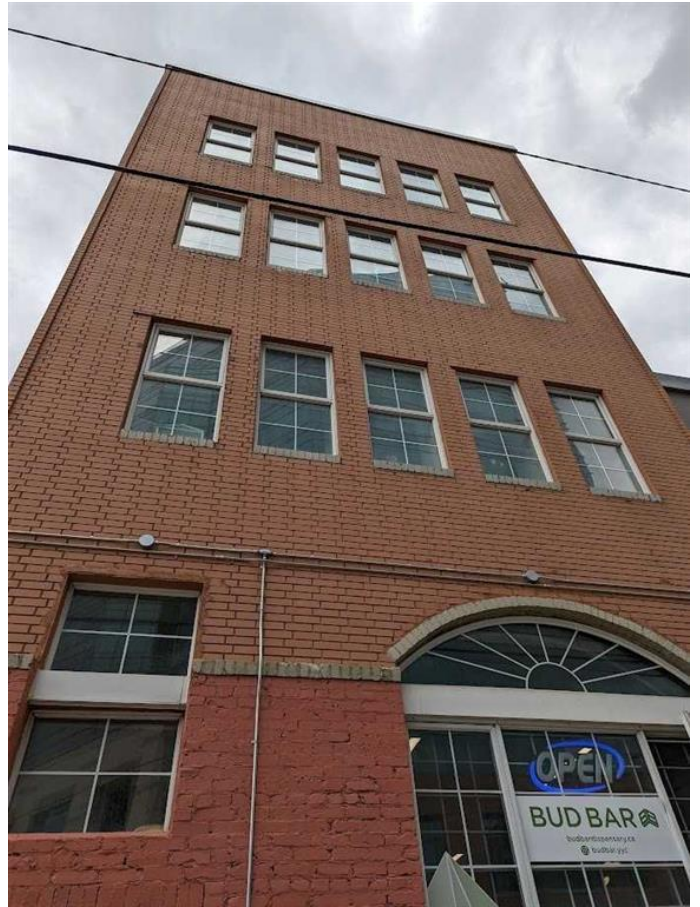
Beltline, Calgary, Alberta

Own a Piece of Calgary's Future in the
Heart of Calgary's Culture + Entertainment
District

Seize this rare opportunity to own a highly visible main floor commercial condominium in one of Calgary's most dynamic and fast-evolving neighborhoods. Ideally positioned within walking distance of the Stampede Grounds, the expanded BMO Centre, and downtown Calgary, this property offers unbeatable exposure in a high-traffic location surrounded by vibrant businesses and nonstop activity.

Currently home to two thriving retail tenants, this investment property generates immediate income while offering long-term upside as East Victoria Park undergoes its bold transformation. Anchored within the CMLC's Rivers District Master Plan, the area is set to welcome 8,000 new residents and over 4 million square feet of mixed-use development—solidifying its place as Calgary's most exciting destination for business, culture, and community.

Your investment is surrounded by major projects that will reshape Calgary's urban core: the reimagined Arts Commons, the city's new Event Centre, the pedestrian-friendly Stampede Trail retail corridor, and the upcoming Green Line LRT, all designed to drive unprecedented



connectivity and year-round foot traffic.

Situated adjacent to one of Calgary's few historic warehouse conversions, this property blends character with modern opportunity. The surrounding Warehouse District is buzzing with creative studios, personal services, nonprofits, marketing firms, and boutique retailers—all contributing to a unique streetscape that attracts both locals and visitors.

Whether you're an investor seeking reliable returns with strong future appreciation, or a business owner wanting to plant roots in Calgary's next great district, this CC-X Zoned commercial condominium offers unmatched potential.

Don't just invest in real estate—invest in a building where Calgary's past and future come together for a great opportunity!

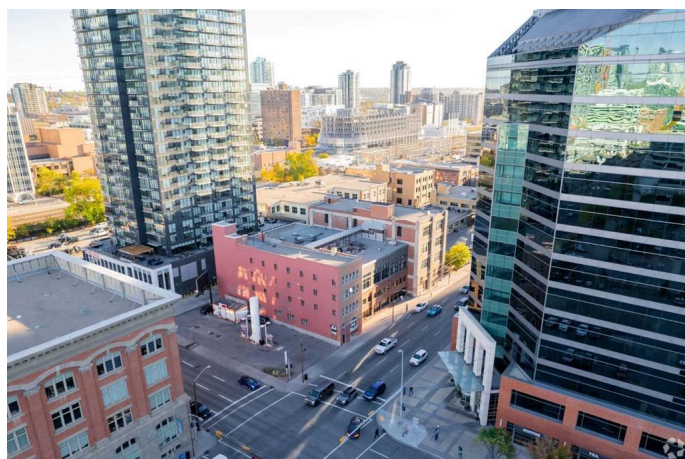
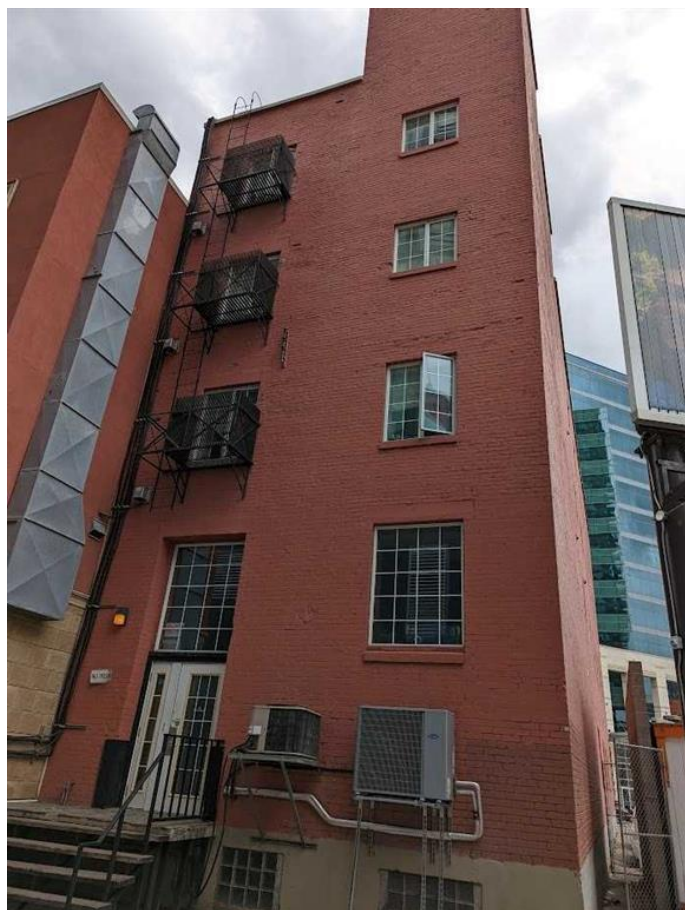
Built in 1907

Essential Information

MLS® #	A2253571
Price	\$766,500
Bathrooms	0.00
Acres	0.00
Year Built	1907
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	101+105, 206 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0X8



Amenities

Utilities Natural Gas Paid, Electricity Connected, Garbage Collection, Heating Paid For, Sewer Connected, Water Paid For, Water Connected

Interior

Heating Boiler, Hot Water, Natural Gas

Exterior

Roof Membrane

Construction Brick, Concrete, Post & Beam

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2025

Days on Market 4

Zoning CC-X

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.