

\$3,100,000 - 206 11 Avenue Se, Calgary

MLS® #A2253836

\$3,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

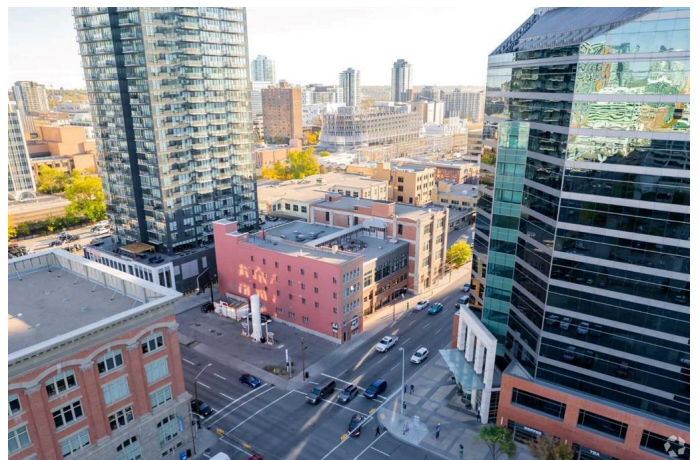
Beltline, Calgary, Alberta

Building 206 - 11th Avenue SE was constructed in 1909 originally as a warehouse and in 1996 renovated to accommodate its current configuration of commercial space on the main and basement levels with three levels of residential apartments (two apartments per floor). It is a four-storey building plus basement with a concrete foundation, post and beam structure, exterior brick cladding and a flat membrane roof. The building is fully sprinklered and heated by a natural gas boiler system shared with the adjacent building. The main floor and basement levels offer retail space and the three upper floors offer six residential units. An opportunity for an investor to upgrade and resell the residential units and maintain the existing commercial tenants or just have long term investment income in a great location.

Built in 1907

Essential Information

MLS® #	A2253836
Price	\$3,100,000
Bathrooms	0.00
Acres	0.00
Year Built	1907
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

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

Amenities

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

Interior

Heating	Boiler, Hot Water, Natural Gas
Cooling	Partial

Exterior

Roof	Flat Torch Membrane
Construction	Brick, Wood Frame, 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.