



**101+105, 206 11 Avenue SE, Calgary, Alberta - \$766,500**



## Property Description

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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!

## REALTOR Referral

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*Courtesy Of: CIR Realty*



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