For Sale Casel Office Condo 2505 17TH AVE SW



VIRTUAL TOUR



SUITE 220 1,877 SQ FT

Excellent exposure to 17th Ave SW

Walking distance to LRT Station and multiple transit stops

On-site amenities include Cassis Bistro, The Village Flatbread Co, True Gents Barbershop and more

Underground and street parking. The Unit includes 4 titled parking stalls

Less than 10 minutes to Downtown Calgary.

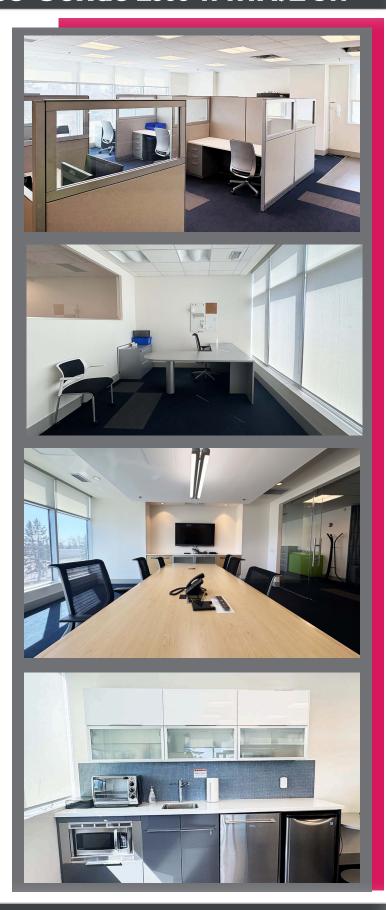
Quick, easy access to Crowchild Trail & Bow Trail



For Sale Casel Office Condo 2505 17TH AVE SW

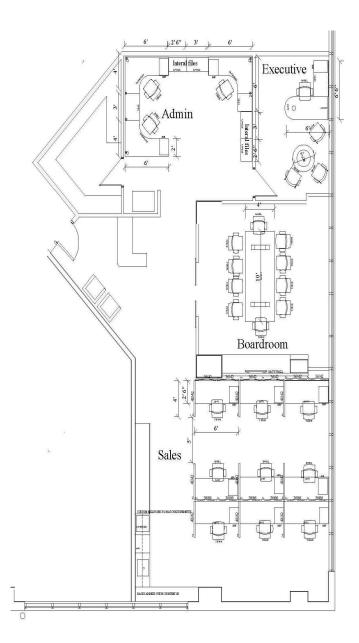
Property Highlights

- Exceptional Location: Situated at the high-visibility southwest corner of 17 Avenue SW and 24 Street SW, ensuring effortless access and exposure
- Bright spacious unit with great views
- Premium Parking: Secured underground parking with 4 reserved stalls plus convenient spaces for visitors
- Easy Connectivity: Walk to the LRT station and major bus routes for easy commuting
- On-Site Amenities: Casis Bistro,
 True Gents Barbershop, The Village
 Flatbread Co. and Liquor Drops





For Sale Casel Office Condo 2505 17TH AVE SW



Contact:
Lori King
587.356.2075
Lori@COREcommercial.ca

Jeff Thomson 587.356.2074 Jeff@COREcommercial.ca

Property Details

Legal Description: Plan 1112593, Unit 157

Unit Size: 1,877 Square Feet

Year Built: 2011

Zoning: C-COR1

Parking: 4 tilted parking stalls

Condo Fees: \$10.25 PSF

Property Taxes: \$17,781 Per Annum the

Sale Price: \$870,000

DEMOGRAPHICS (5km radius)

Population 258,700



Daytime Population 413,405



Total Households 119,800



Household Income Average \$151,000



