

204, 136 17 Avenue NE  
Calgary, Alberta

MLS # A2302041



**\$13 per sq.ft.**

**Division:** Tuxedo Park

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,355 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.23 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Position your business for success in this well-appointed second-floor office space featuring a functional and professional layout. The premises include a welcoming reception area, four private offices, a dedicated boardroom for meetings and presentations, and a convenient in-suite kitchenette for staff comfort. Ideally situated in a central location with easy access to downtown Calgary, this space offers excellent connectivity for both employees and clients. The efficient layout provides a balance of private work areas and collaborative meeting space, making it well-suited for professional services, consulting groups, or growing teams seeking a polished office environment. A turnkey opportunity combining convenience, accessibility, and professional appeal in one attractive package