

PRIME TURNKEY OFFICE CONDO
IN THE BROWNSTONES
WITH TITLED U/G PARKING STALLS
// 3,957 SF

FOR SALE

221 10 Avenue SE, Suite 203, Calgary, AB



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PROPERTY HIGHLIGHTS



Office Condo for Sale – The Brownstones, Victoria Park

This premium office condominium is located in the sought-after Brownstone development in Victoria Park, one of Calgary's most connected and dynamic urban districts. The three-storey complex features Class A character space, highlighted by exposed high ceilings, an inviting outdoor tenant courtyard, and secure heated underground parking.

Unit 203 offers a turnkey, fully built-out office environment with a highly functional layout, including a mix of private offices, open work areas, two boardrooms, dedicated file storage, a generous reception zone, and a large open kitchen. Recently refreshed with show-suite quality finishes and newly repainted interiors, the space is move-in ready, with office furniture available for immediate use.

The location provides exceptional accessibility—only a five-minute walk to downtown Calgary—and is surrounded by a wide range of amenities, including restaurants, cafés, and fast-food options. The new BMO Centre and the future Scotia Place Event Centre and entertainment district are also within walking distance, offering unparalleled convenience for staff and clients.

Additional benefits include 3 titled parking stalls, ensuring reliable and secure on-site parking in Calgary's urban core.

PROPERTY OVERVIEW

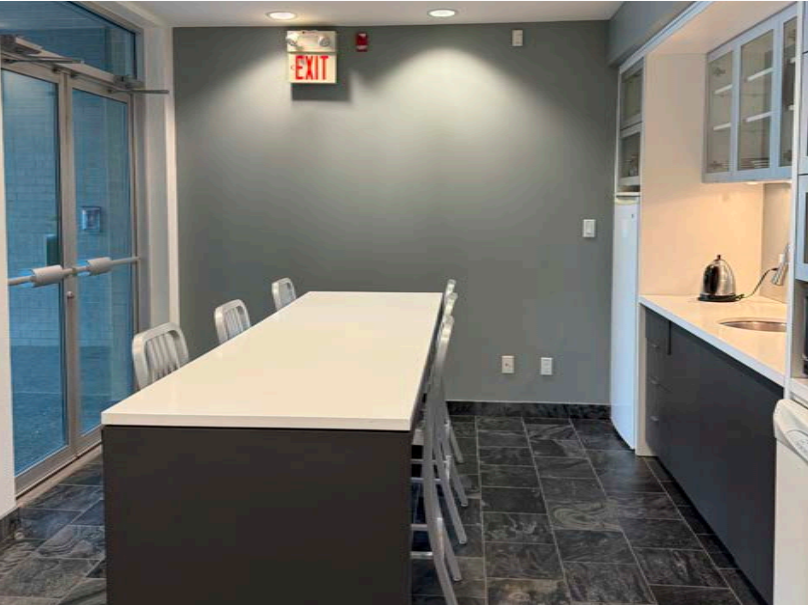
Address:	221 10 Avenue SE, Suite 203, Calgary, AB
District:	Beltline
Zoning:	CC-X Centre City Mixed Use District
Year Built:	2014
Total Square Footage:	3,957 SF

Sale Price:	Market
Condo Fee:	\$2,715.24 /month
Property Tax (2025):	\$24,011.00 per annum
Parking:	3 Titled Parking Stalls
Availability:	Immediate

INTERIOR FEATURES //



INTERIOR FEATURES //



LOCATION

Located in SE Calgary, Beltline district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Sunterra Market, Teatro Ristorante, Waves Coffee House, Otie Bakehouse, Starbucks and many others.**



Drive Times:

Deerfoot Trail: **8 minutes**

Hwy 201 South: **17 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



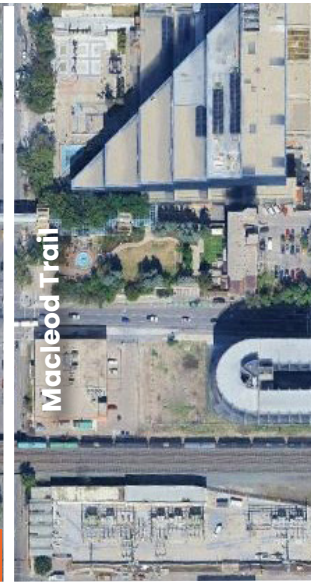
restaurants & fast food



grocery & shopping



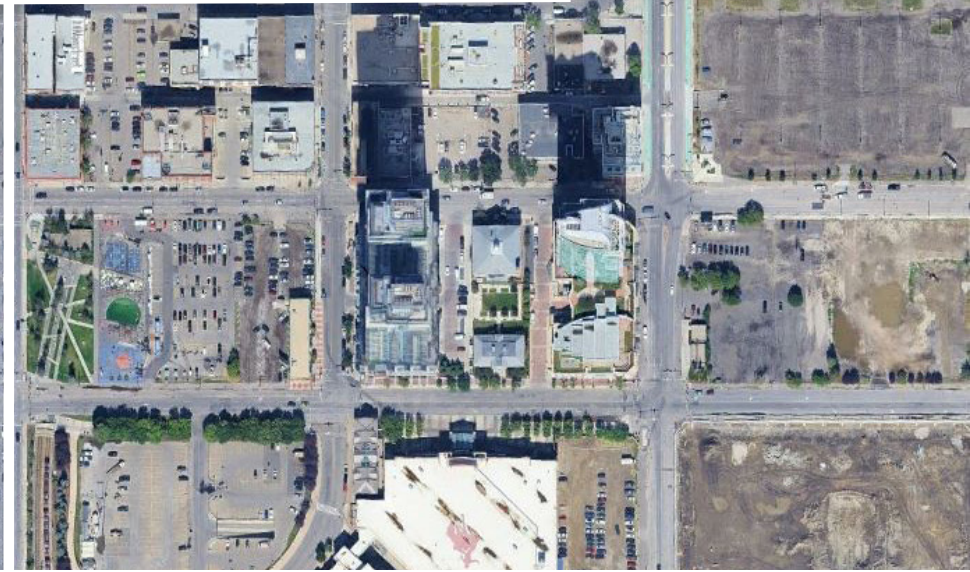
221 10 Ave SE



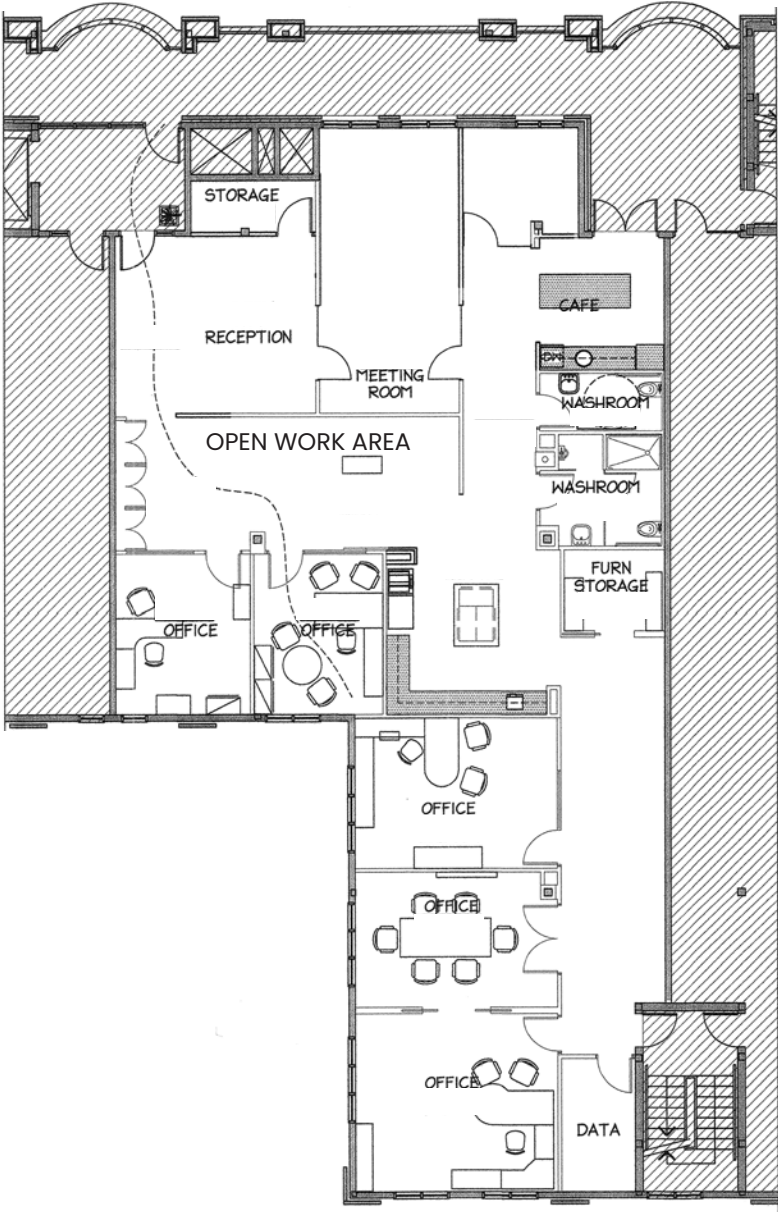
Macleod Trail



10 Ave SE



FLOOR PLAN



Main Floor // 3,957 SF



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