$766,500 - 101+105, 206 11 Avenue Se, Calgary

MLS® #A2253571

$766,500
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

Own a Piece of Calgaryâ€™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 Calgaryâ€™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 CMLCâ€™s Rivers District Master Plan, the area is set to welcome 8,000 new residents and over 4 million square feet of mixed-use developmentâ€”solidifying its place as Calgaryâ€™s most exciting destination for business, culture, and community.

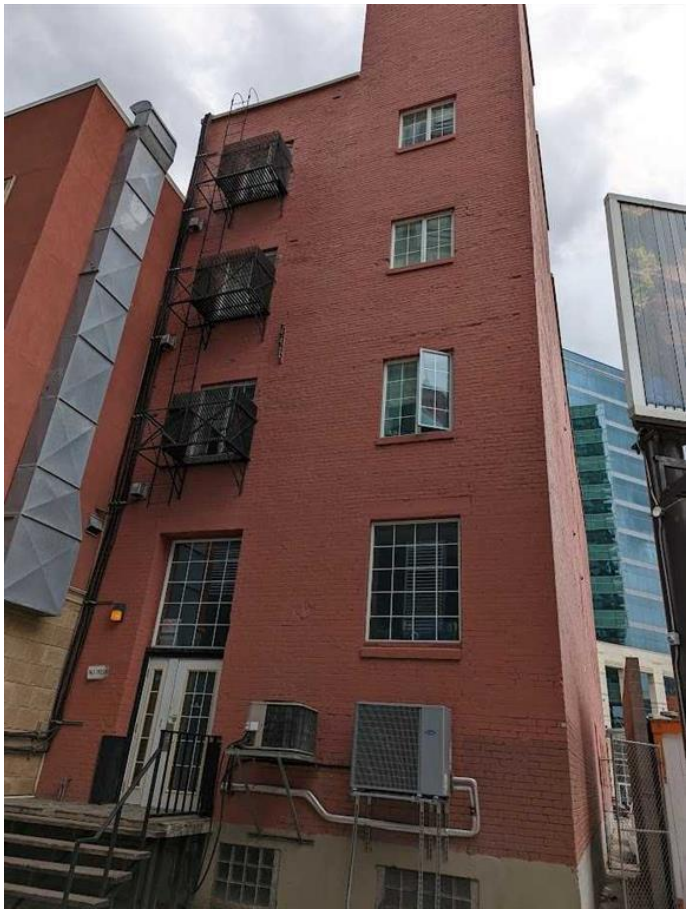
Your investment is surrounded by major projects that will reshape Calgaryâ€™s urban core: the reimagined Arts Commons, the cityâ€™s new Event Centre, the pedestrian-friendly Stampede Trail retail corridor, and the upcoming Green Line LRT, all designed to drive unprecedented

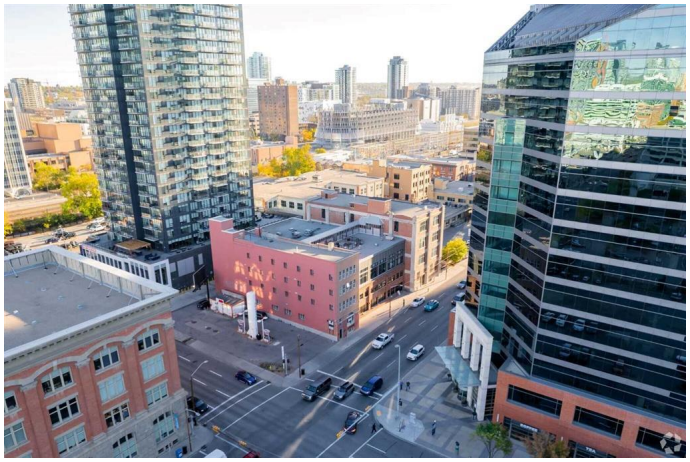
connectivity and year-round foot traffic.

Situated adjacent to one of Calgaryâ€™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 retailersâ€”all contributing to a unique streetscape that attracts both locals and visitors.

Whether youâ€™re an investor seeking reliable returns with strong future appreciation, or a business owner wanting to plant roots in Calgaryâ€™s next great district, this CC-X Zoned commercial condominium offers unmatched potential.

Donâ€™t just invest in real estateâ€”invest in a building where Calgaryâ€™s past and future come together for a great opportunity!





Built in 1907

Essential Information

MLS® #	A2253571
Price	$766,500
Bathrooms	0.00
Acres	0.00
Year Built	1907
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	101+105, 206 11 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0X8

Amenities

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

Interior

Heating	Boiler, Hot Water, Natural Gas

Exterior

Roof	Membrane
Construction	Brick, Concrete, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	64
Zoning	CC-X

Listing Details

Listing Office	CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.