

134 17 Avenue NW
Calgary, Alberta

MLS # A2114282



\$998,000

Division: Tuxedo Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,173 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Concrete, Stucco, Wood Frame

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: Back Lane, Near Shopping Center, Landscaped, Street L

Inclusions: N/A

Introducing a Newly Renovated Dream Office! Welcome to this meticulously renovated office that offers a fresh and modern working experience. Situated in a desirable neighborhood of Tuxedo Park. It is walking distance to downtown, nearby shopping, transit, restaurants and more. This office has recently undergone an extensive transformation, featuring top-of-the-line improvements that will exceed your expectations. Step inside and witness the impressive open and flexible work spaces. It includes a total of 11 offices, 2 boardrooms, 3 bathrooms, kitchen, 2 Flex rooms, Balcony and tons of storage. The walls have been strategically moved, offering you the opportunity to customize the layout to suit your working needs. The framing work has been skillfully executed, ensuring a sturdy and long-lasting structure. No detail has been overlooked, as the office boasts new flooring throughout the offices and common areas. Imagine walking on pristine surfaces that exude elegance and sophistication. The upgraded bathroom showcases high-end fixtures, beautiful tiles, and meticulous attention to every aspect of its design. The interior has been expertly painted, giving a fresh and vibrant ambiance to the working space. The walls and ceilings have been carefully coated with premium paint, creating a seamless and inviting atmosphere for your clients. Safety and aesthetics go hand in hand with the newly installed railings on the stairs. These sleek and modern railings not only provide security but also add a touch of sophistication to the overall appeal. As you step outside, you'll notice the exterior work that has been carried out to perfection. The carport now features a stylish soffit, enhancing its visual appeal while providing protection for vehicles. It can park 10 vehicles. Additionally, the stairs have been closed up, offering a seamless transition between the

indoors and the outdoors. This property is truly a gem, with over \$100,000 in renovation expenses to ensure its transformation into a dream workspace. Don't miss out on the opportunity to own this exceptional property. Contact me today to schedule a private viewing. Act fast - this opportunity won't last long!