

\$12 - Unit 70, 1331 44 Avenue Ne, Calgary

MLS® #A2113551

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

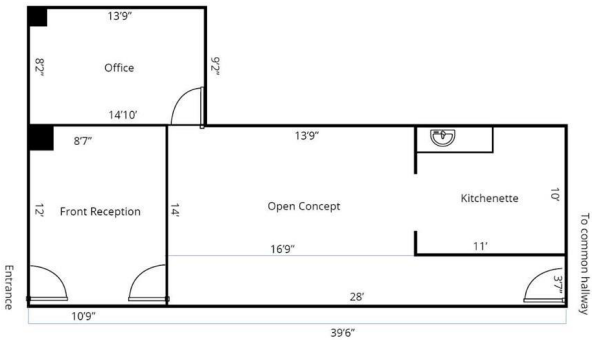
McCall, Calgary, Alberta

747 Sq. Ft. main floor office located near 44 Avenue NE and 12 Street NE. This office space consists of front reception, large open area, one private area and a kitchenette. There are men’s and women’s washrooms available in the common area. There is ample free surface scramble parking. In addition, there is a beautiful common patio area in the building complex. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$12.00 PSF and Operating Costs is \$9.57 PSF (Total of \$21.57 PSF). Utilities are included in the operating costs. Can’t find the right space out there? Call to inquire about finding the rate space to lease or purchase.

Built in 1974

Essential Information

MLS® #	A2113551
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Commercial
Sub-Type	Office



Floor plan area is not to scale. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



Status

Sold

Community Information

Address

Unit 70, 1331 44 Avenue Ne

Subdivision

McCall

City

Calgary

County

Calgary

Province

Alberta

Postal Code

T2E 7A1

Additional Information

Date Listed

March 8th, 2024

Date Sold

April 25th, 2024

Days on Market

48

HOA Fees

0.00

Listing Details

Listing Office

CDN Global Advisors Ltd.

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