

FOR LEASE & FOR SALE



CASEL OFFICE CONDO

SUITE 205, 2505 - 17TH AVENUE SW
CALGARY, AB



WELCOME TO CASEL OFFICE CONDO

Property Details

Legal Description	Plan 111123, Unit 62
Unit Size	1,319 sf
Zoning	C-COR1
Year Built	2011
Parking	3 titled underground stalls
Management Company	Equium Group

Lease Details

Lease Rate	Market
Op Costs	\$19.84 psf (2025)
Availability	Immediately
Parking	3 underground stalls \$150.00/stall

Sale Details

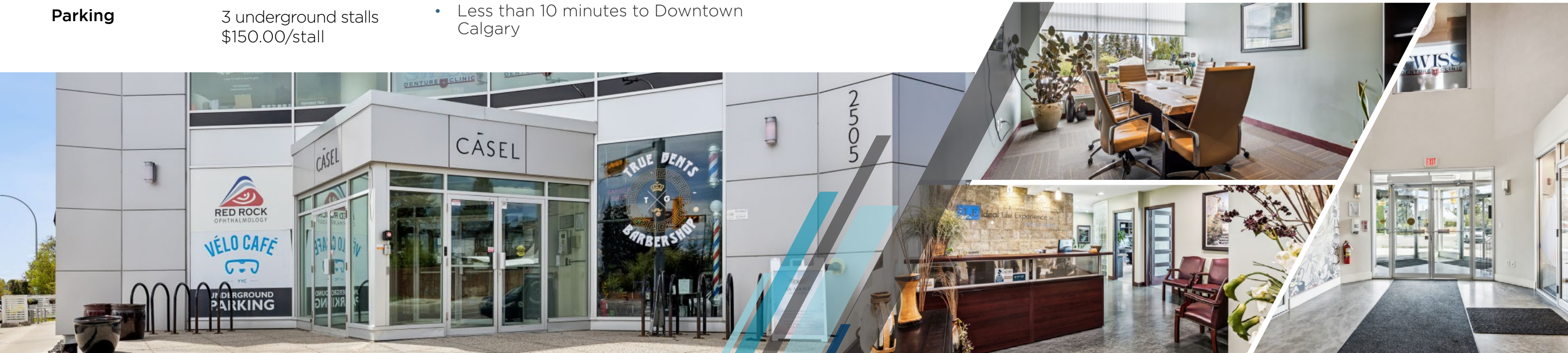
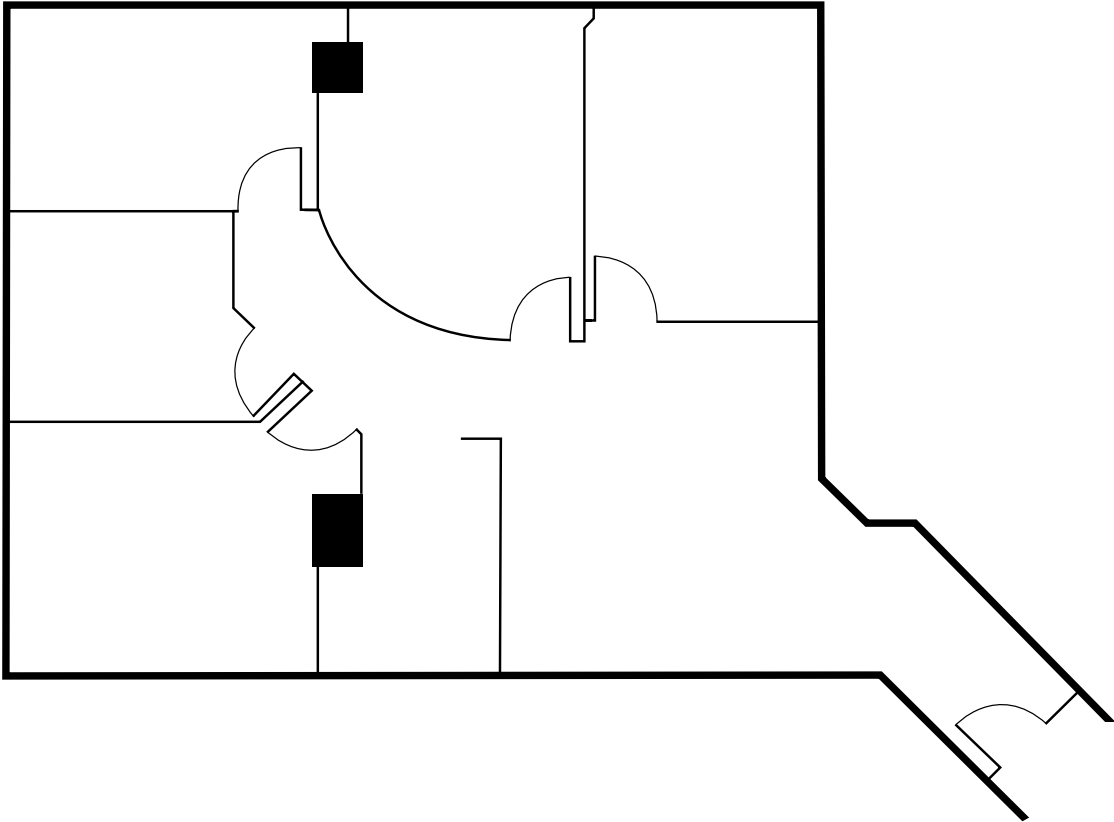
Sale Price	\$599,000
Condo Fees	\$1,138.96/month (2025)
Parking	3 titled underground stalls \$15,000/stall

Property Highlights

- Excellent exposure to 17th Ave SW
- Walking distance to Shaganappi Point LRT Station and multiple transit stops
- On-site amenities including: Cassis Bistro, The Village Flatbread Co, True Gents Barbershop, Liquor Drops, and more
- Underground and street parking
- Less than 10 minutes to Downtown Calgary

FLOOR PLAN

SUITE 205
1,319 SF

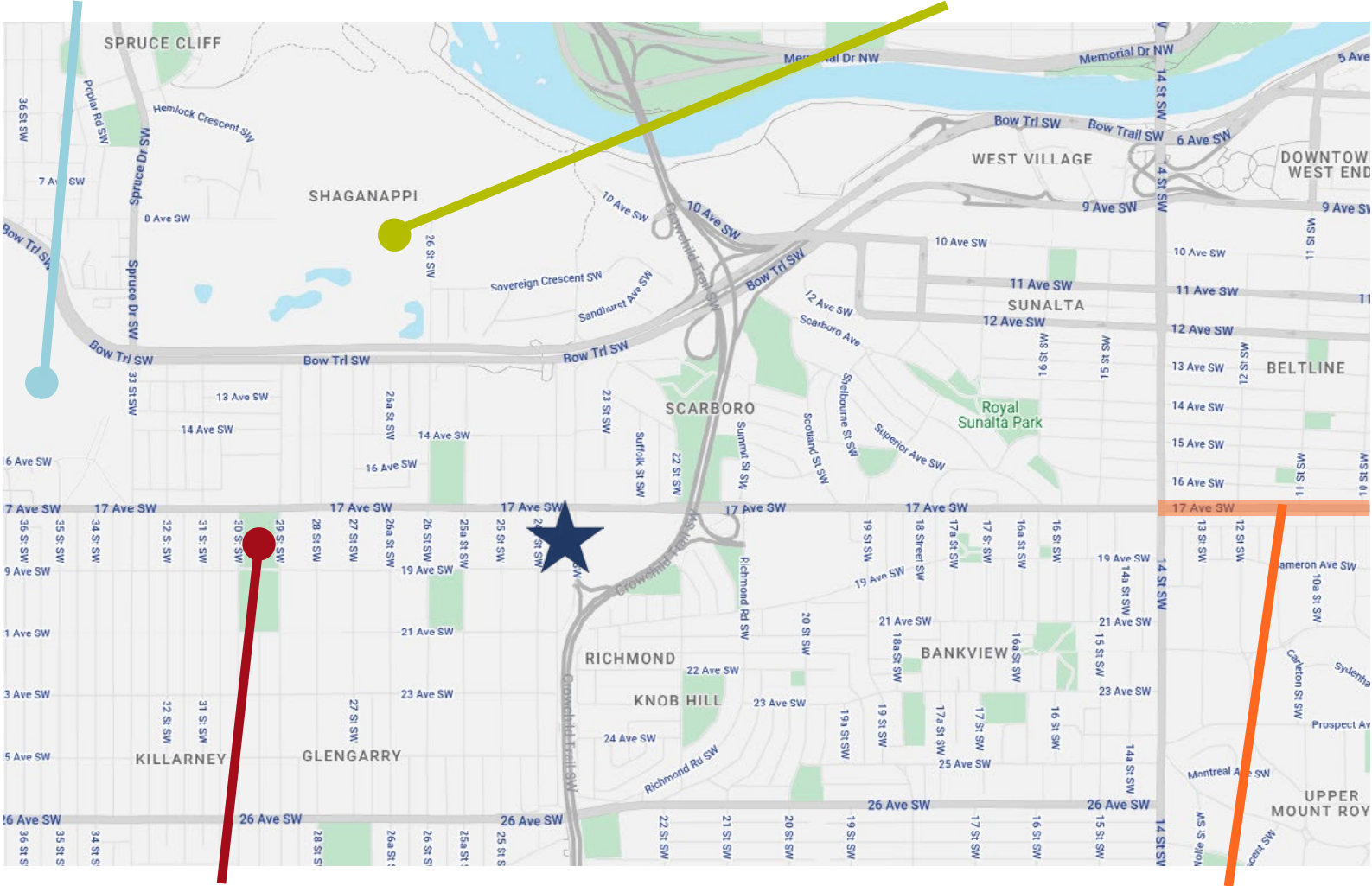


AMENITY MAP



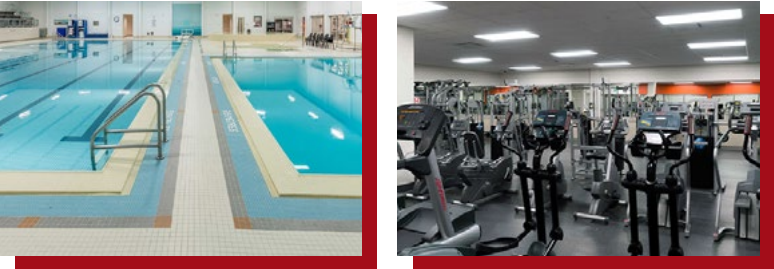
Westbrook Mall

Shaganappi Point Golf Course



Killarney Recreation Centre

17th Avenue Strip



PHOTOS





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