

# \$15 - 117, 1330 15 Avenue Sw, Calgary

MLS® #A2254876

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

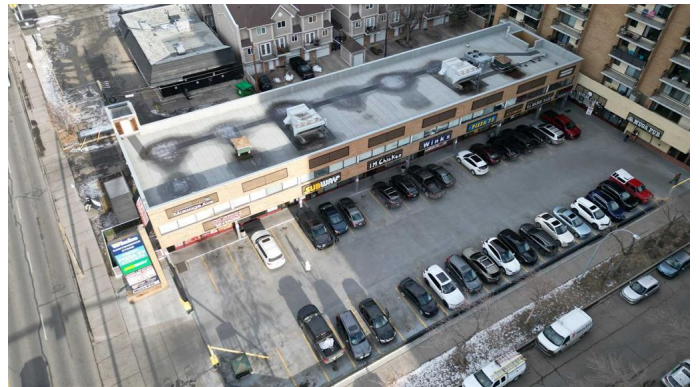
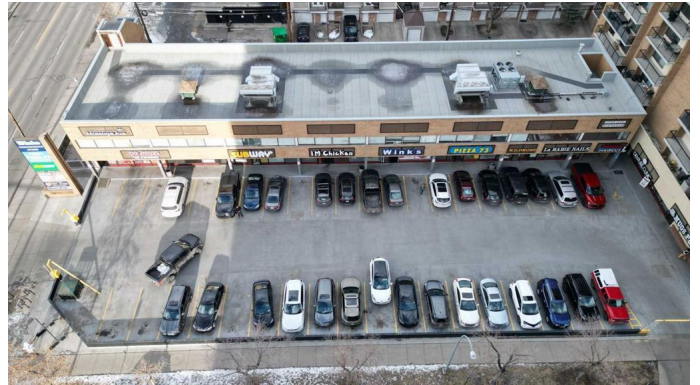
- Main floor retail unit 919 sq. ft. and 2nd floor Office suites, 1,267, 1,298 and 1,318 sq. ft. available
- High exposure, high traffic, location with highly visible signage
- Vibrant high density corridor, great draw from surrounding multi family and retail
- Highly visible signage available
- Excellent front double row customer parking and street parking
- Below market Net Rental rates

High exposure office leasing opportunity with direct exposure to high traffic 14 Street SW. Wellington square is a mixed use residential high rise apartment building with main floor retail and 2nd floor office/flex units offered at below market rental rates. Creates a strong draw from existing main floor Tenants and built in traffic from residential component. Current Tenant's Include; Calgary Denture Clinic, Asian Wok Express, IM Chicken, LaBabie Hair Studio, Massage Avenue, Mugs Pub, Pizza, 73, Pomme Barber, Rebel Haus Studio, Ruth Cafe & Restaurant, Subway, Wildrose Drycleaning, Winks, Kimbolino Brazilian Ju Jitsu

Built in 1973

## Essential Information

MLS® # A2254876



|            |            |
|------------|------------|
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1973       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 117, 1330 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3N6                |

### Exterior

|              |          |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 58                  |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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