

**255 17 Avenue SW
Calgary, Alberta****MLS # A2277233****\$20 per sq.ft.**

Division:	Mission
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Notre Dame
Bus. Name:	-
Size:	2,493 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Last remaining opportunity at Notre Dame, located in one of Calgary's most hip and evolving districts. This 2,493 SF office unit is situated on the 4th floor and can be built out as a customized show suite. Prominently positioned along busy 17th Avenue, this amenity-rich location is surrounded by popular restaurants, fitness centres, and retail shops. The area continues to see strong growth, with multiple high-rise residential towers currently under development, further enhancing long-term value and daytime population. Underground parking is available at an additional cost, and operating costs are \$16.87/SF. An exceptional opportunity to secure space in a highly sought-after urban node.