

# \$950,000 - 248, 1111 Olympic Way Se, Calgary

MLS® #A2202731

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

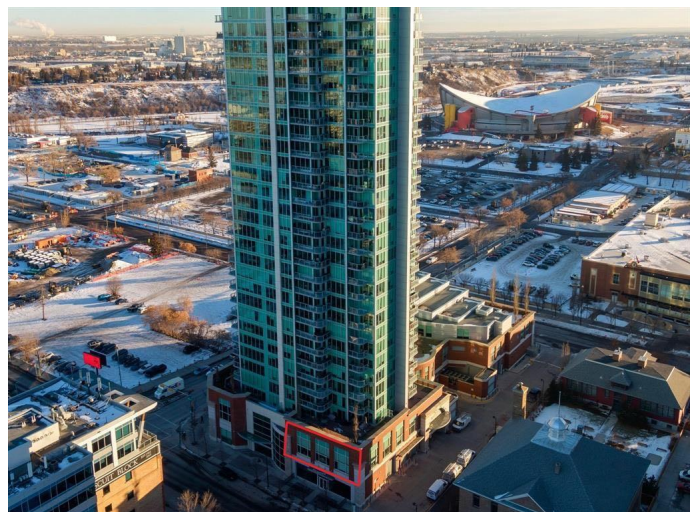
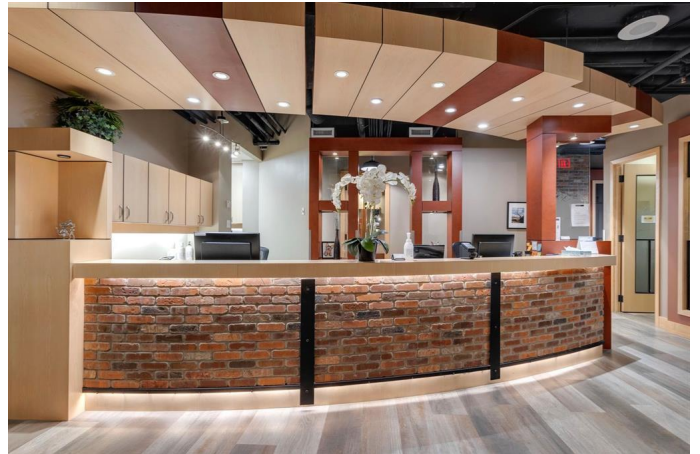
Beltline, Calgary, Alberta

A fabulous opportunity to start, expand or amalgamate a professional practice for dental or medical. A perfect size of 3,266 Sq ft with water and drainage in ten zones, (7 ops and 3 bathrooms). The space boast a fully finished reception area and interior design, significantly reducing startup costs and enabling a swift market entry.

It is architected with a laundry room, shower as well as lunch/staff room and storage/flex rooms. The daylight from windows surrounding the corner ops location offers a great environment for clients and professionals. This area is certified for medical use and provides a consult/office/ room and two additional offices. The base design is done and you can now reconfigure to enhance to your specific business model.

A perfect location on the 2nd floor #248 of the Arriva commercial complex. It includes five TITLED parking spots and dedicated visitor parking. Located across from the new Flames arena build and a five minute walk from the Stampede Park LRT as well as a transit stop in front of the building.

This area is expanding at a fast rate and with the addition of a new hotel, flames arena and the new world class convention center, promising Increased foot traffic and visibility. It will remain a premier location as other commercial growth happens around it. This is an outstanding commercial condo space, you have to view it to appreciate all it



has to offer. Small changes would also make this a fit for a private office environment as well.

Built in 2007

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2202731   |
| Price      | \$950,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2007       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 248, 1111 Olympic Way Se |
| Subdivision | Beltline                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 0E6                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 22               |
| Zoning         | DC               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.