

# \$3,200 - 11, 1209 38 Avenue Ne, Calgary

---

MLS® #A2226902

**\$3,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Excellent opportunity to Lease clean and spacious 2nd floor office space located in McCall Area off of 12th street and 38th Ave NE. Step into a meticulously maintained building, located on a quiet street with ample parking. The second floor boasts a generous 1500 sq ft of versatile space currently in shell condition which can be built out according to your specifications. There are currently plans in place to thoughtfully design and accommodate five separate offices, 2 bathrooms, and a Kitchen. Space can be built out quick and you can also enjoy the simplicity of an all-inclusive gross lease that includes utilities. This office space is perfect for professionals seeking a peaceful yet professional setting. With ample square footage, it provides flexibility for various business needs and room to grow. Don't miss the opportunity to secure this premium office space for your business. Contact your favorite realtor or reach out today to schedule a viewing and elevate your business to new heights!

Built in 1977

## Essential Information

MLS® #	A2226902
Price	\$3,200
Bathrooms	0.00
Acres	0.00



Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	11, 1209 38 Avenue Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6M2

### Additional Information

Date Listed	June 2nd, 2025
Days on Market	26

### Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.

