

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

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MLS® #A2260156

## \$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® #	A2260156
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 September 24th, 2025  
Days on Market 45

### Listing Details

Listing Office URBAN-REALTY.ca

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