

# BELTLINE OFFICE CONDOS FOR SALE

## Parkside Place

602 12th Avenue SW, Calgary



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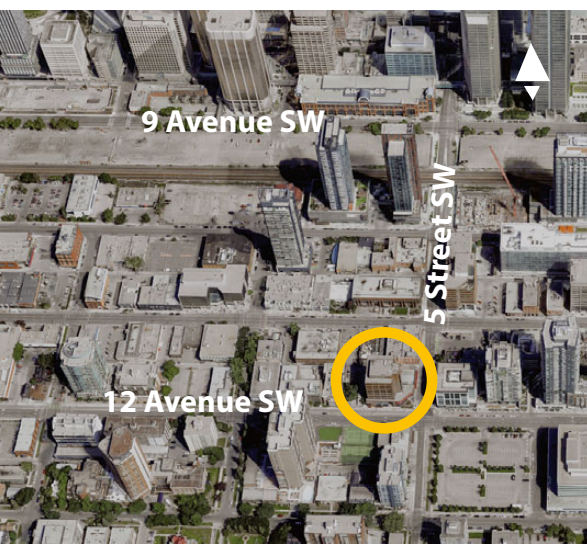
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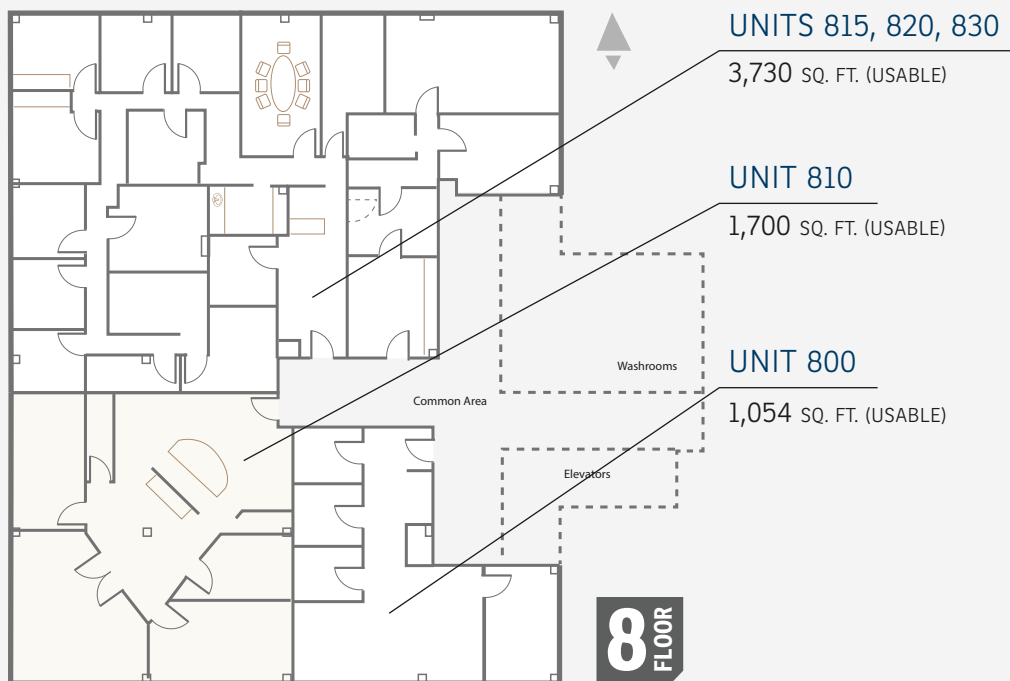


**Parkside Place** is located in the heart of the Beltline with easy access to the Downtown Core, Plus 15 system, transit and close to a multitude of amenities such as fitness facilities, restaurants, coffee shops and breweries.

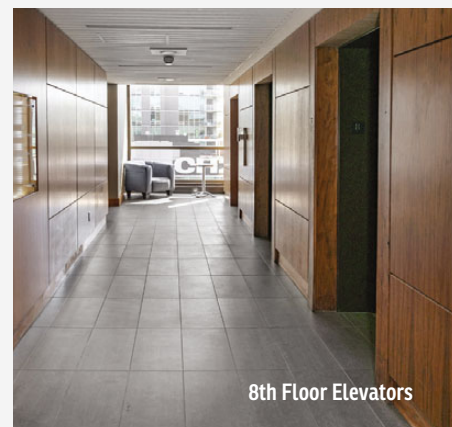


Building's Lobby





Not to scale, for reference only.



8th Floor Elevators



8th Floor Lobby

## UNITS 815, 820, 830

### MUNICIPAL ADDRESS:

#815, 820, 830, 602 12 Avenue SW

### LEGAL DESCRIPTION:

Plan 9512648; Units 31, 32, 33; And 586 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

### LAND USE DESIGNATION:

CC-X (Centre City Mixed Use District)

### UNIT AREA:

3,730 sq. ft. – usable  
±4,290 sq. ft. – rentable

### PARKING:

6 separately titled stall (included)

### FINANCIAL INFORMATION

2024 ASSESSMENT: \$783,000

2023 TAXES: \$22,403.78

CONDO FEES: \$5,309.72/mo

ASKING PRICE: \$1,550,000

All numbers inclusive of parking stalls

## UNIT 810

### MUNICIPAL ADDRESS:

#810, 602 12 Avenue SW, Calgary

### LEGAL DESCRIPTION:

Plan 9512648; Unit 30; And 267 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

### LAND USE DESIGNATION:

CC-X (Centre City Mixed Use District)

### UNIT AREA:

1,700 sq. ft. – usable  
±1,955 sq. ft. – rentable

### PARKING:

3 separately titled stall (included)

### FINANCIAL INFORMATION

2024 ASSESSMENT: \$458,500

2023 TAXES: \$13,134.54

CONDO FEES: \$2,431.16/mo

ASKING PRICE: \$725,000

All numbers inclusive of parking stalls

## UNIT 800

### MUNICIPAL ADDRESS:

#800, 602 12 Avenue SW, Calgary

### LEGAL DESCRIPTION:

Plan 9512648; Unit 29; And 165 Undivided One Ten Thousandth Shares in the Common Property. Excepting Thereout All Mines and Minerals

### LAND USE DESIGNATION:

CC-X (Centre City Mixed Use District)

### UNIT AREA:

1,054 sq. ft. – usable  
±1,212 sq. ft. – rentable

### PARKING:

2 separately titled stall (included)

### FINANCIAL INFORMATION

2024 ASSESSMENT: \$229,000

2023 TAXES: \$8,311.19

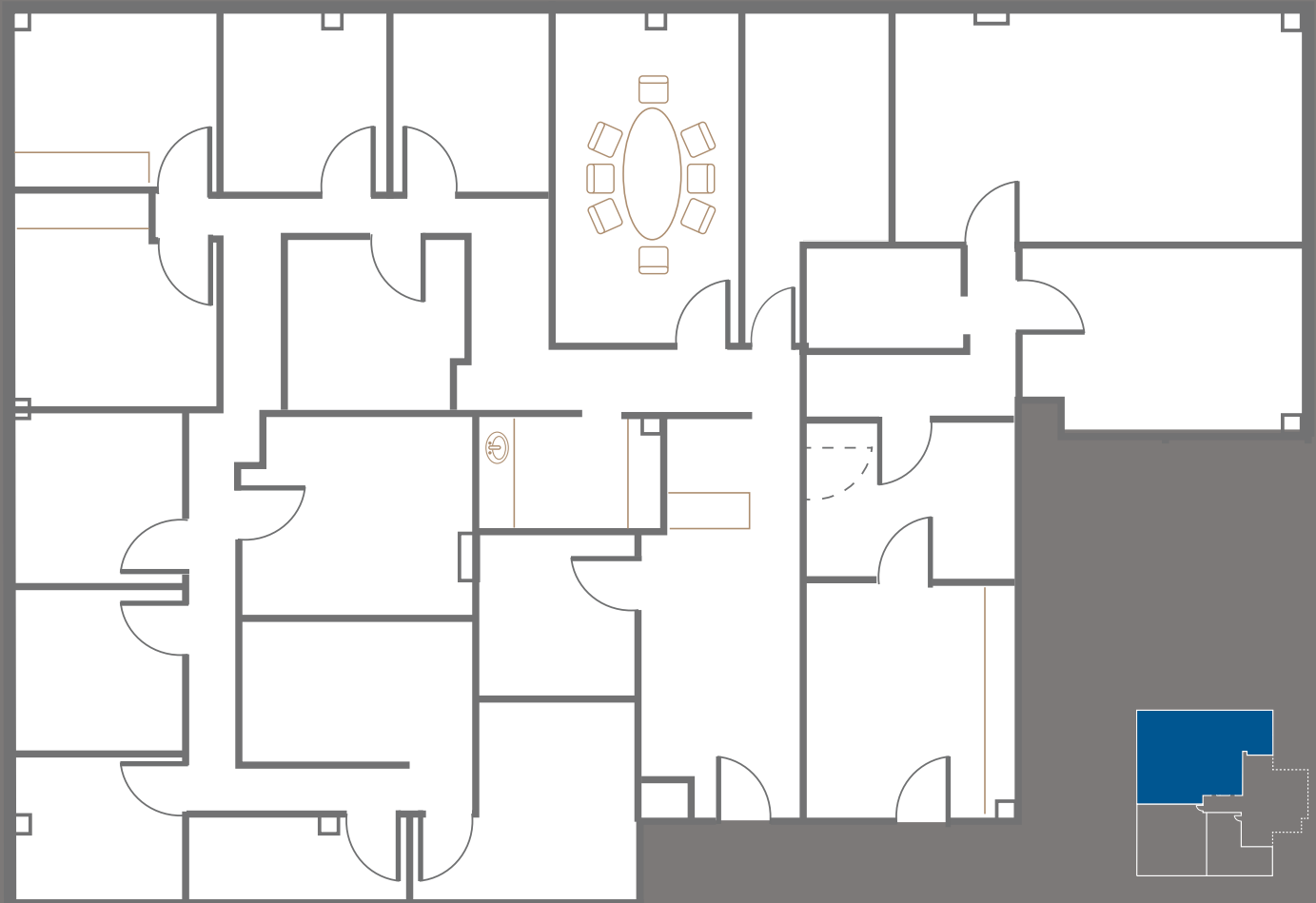
CONDO FEES: \$1,513.23/mo

ASKING PRICE: \$450,000

All numbers inclusive of parking stalls

# UNITS 815, 820, 830

3,730 SQ. FT. (USABLE)



*Not to scale, for reference only.*



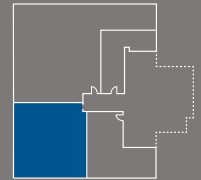
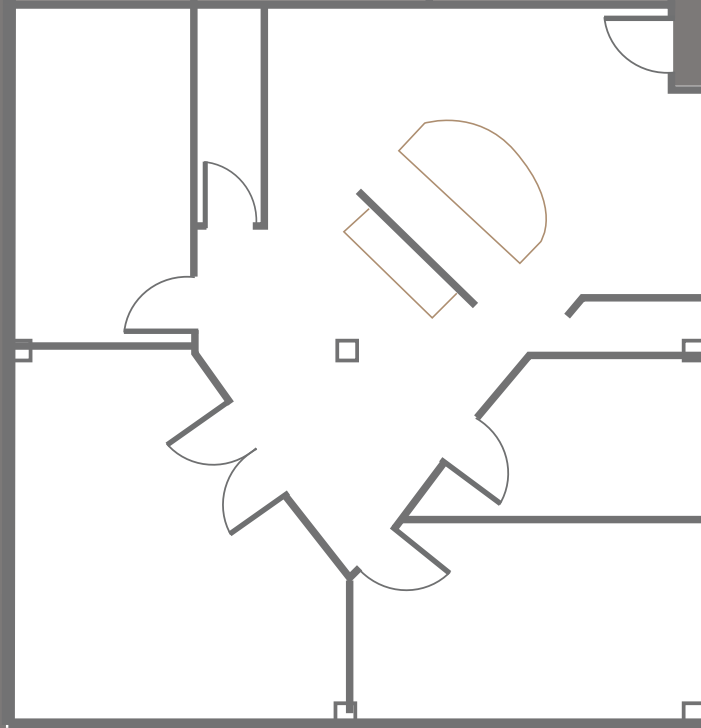






# UNIT 810

1,700 SQ. FT. (USABLE)



*Not to scale, for reference only.*



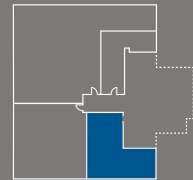
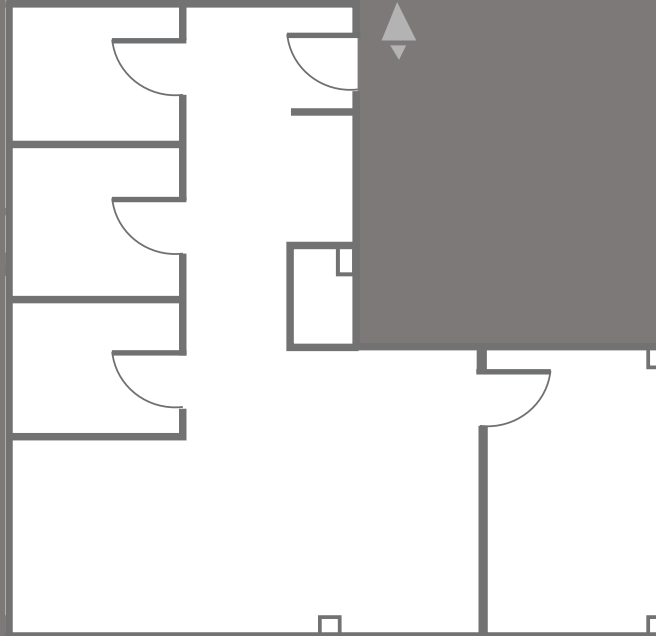






# UNIT 800

1,054 SQ. FT. (USABLE)



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