

\$2,500 - 221, 2770 3 Avenue Ne, Calgary

MLS® #A2246662

\$2,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!



Built in 2006

Essential Information

MLS® #	A2246662
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial

Sub-Type Office
Status Active

Community Information

Address 221, 2770 3 Avenue Ne
Subdivision Meridian
City Calgary
County Calgary
Province Alberta
Postal Code T2A 2L5

Additional Information

Date Listed August 7th, 2025
Days on Market 76
Zoning I-G

Listing Details

Listing Office RE/MAX Real Estate (Mountain)



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.