



JUDICIAL SALE

Office Condo

Edinburgh Place | 6th Floor | 900 6th Ave SW, Calgary, AB T2P 3K2



FOR SALE

±4,575 SF

OFFICE CONDO

PROPERTY HIGHLIGHTS

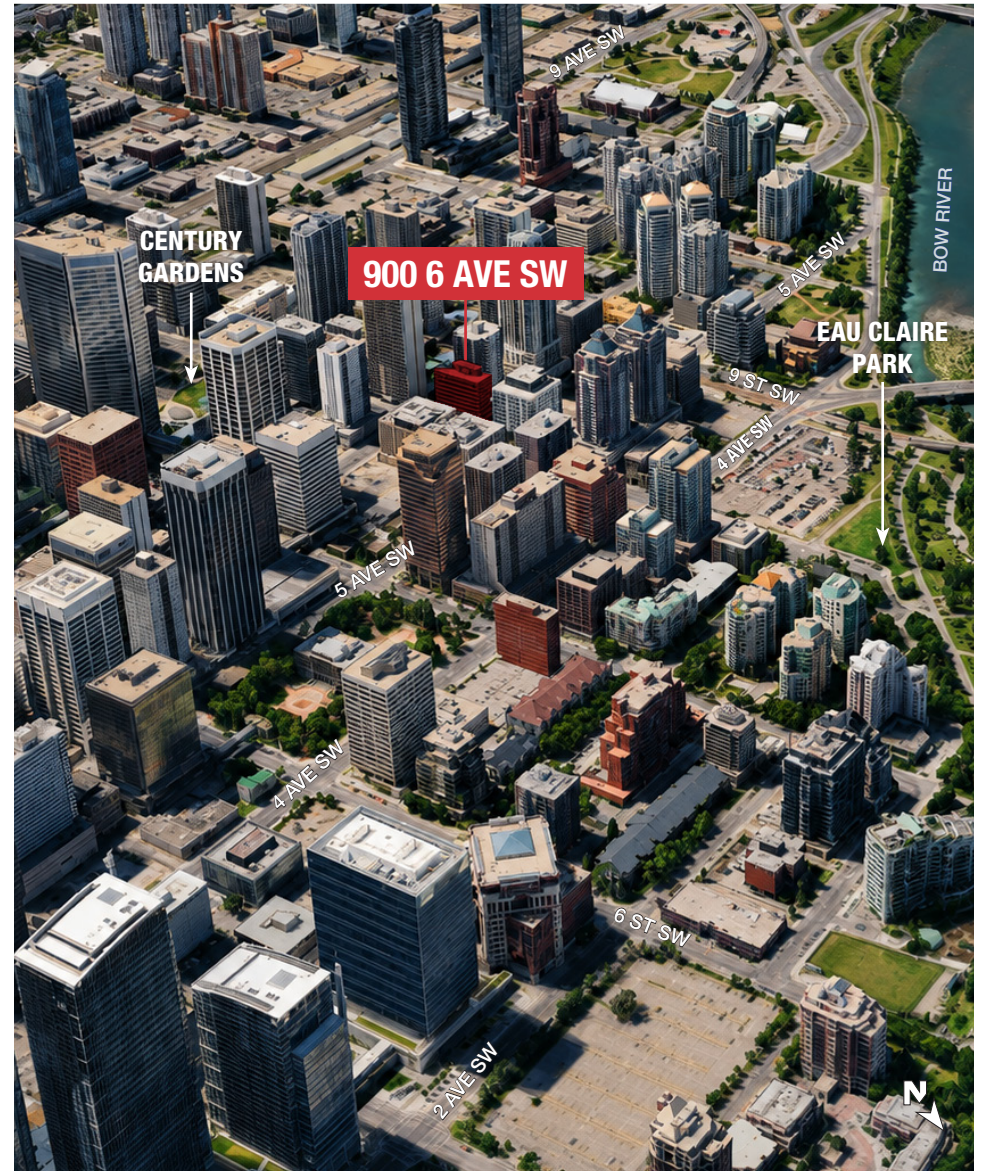
- Edinburgh Place is located in the west end district of the downtown core with close proximity to Calgary's Bow River pathway system
- Great access and egress in and out of the downtown core, as well as being walking distance to many amenities and services
- Excellent connectivity with two blocks to the CTrain, nearby bus routes, and quick access to major downtown roadways
- Flexible office layouts suitable for professional services, consulting, legal, accounting, technology, and other business users
- Bright workspaces with abundant natural light and efficient floorplates designed for productivity.
- Professional office building featuring modern conveniences, including elevators, security, air conditioning, and high-speed connectivity.

ABOUT THE PROPERTY

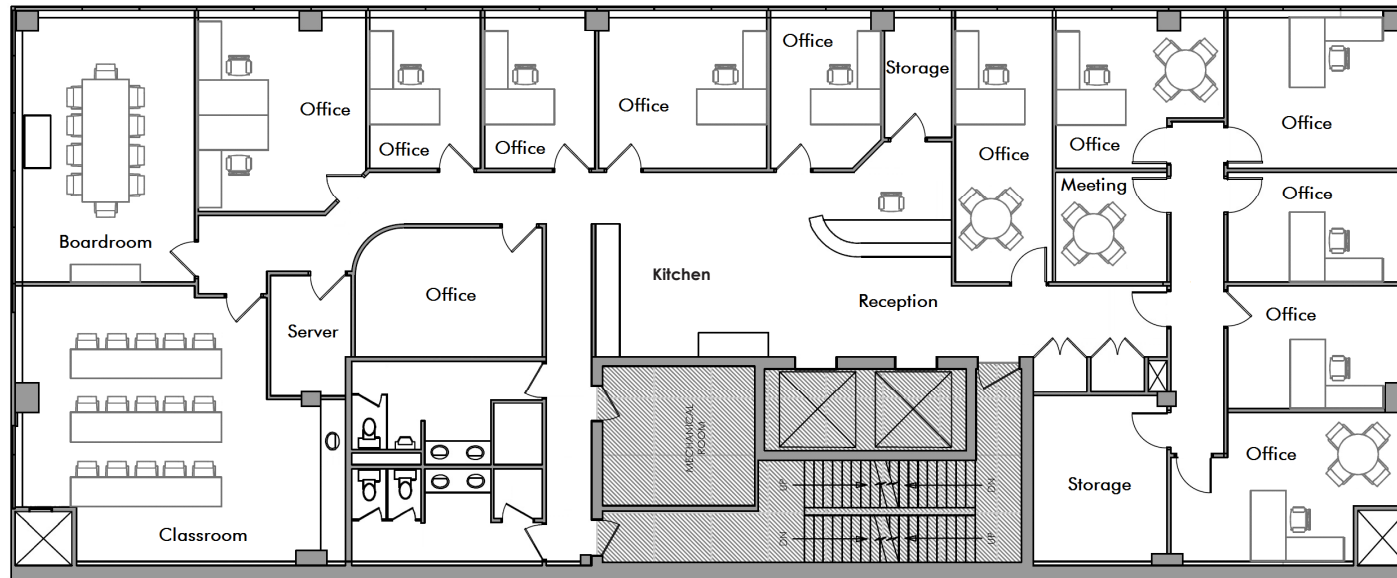
LEGAL ADDRESS	Condo Plan: 8011160; 5
ZONING	CR-20 (Commercial-Residential)
YEAR BUILT	1980
CONDO SIZE	±4,575 SF
OWNERSHIP TYPE	Condominium
ASKING PRICE	\$685,000.00 (\$149.73 PSF)
CONDO FEES	\$4319.41/ month
PROPERTY TAXES	\$13,854.07 (2026)

KEY FEATURES

- » Private in-suite washrooms
- » Kitchen
- » Storage space
- » Security system

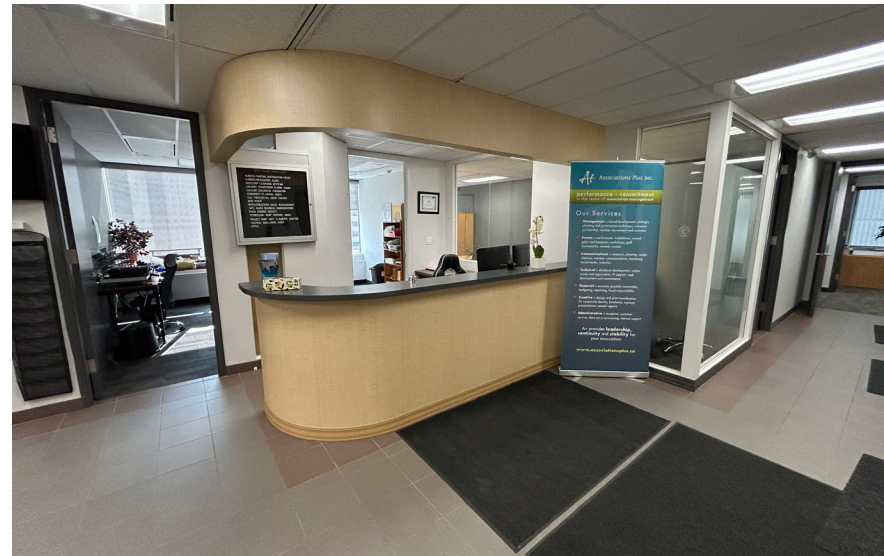


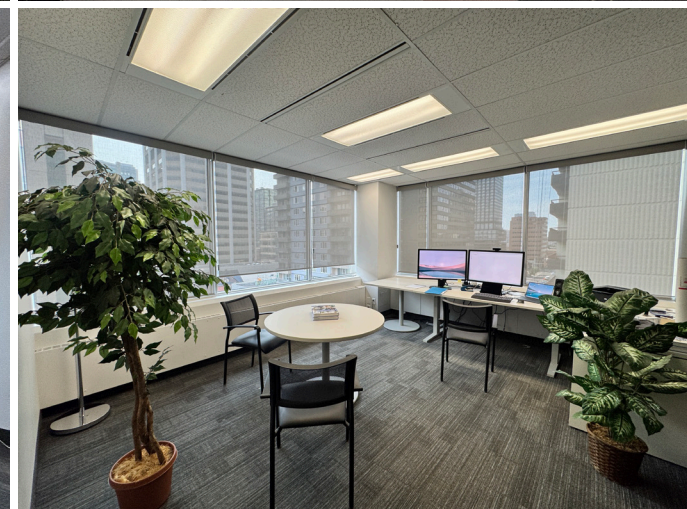
FLOORPLAN



LAYOUT

- » 16 Offices
- » Boardroom
- » Meeting room
- » Training room
- » Kitchen
- » Reception
- » 2 Storage rooms
- » Server room
- » Interior Washrooms







ADVENT COMMERCIAL REAL ESTATE CORP.

Edinburgh Place

±4,575 SF Office Condo (Judicial Sale) | 900 6th Ave SW, Calgary, AB T2P 3K2

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