

For Sale or
Lease

MEDICAL PROFESSIONAL BUILDING



NOLANHILL TOWER

198 NOLANRIDGE CR NW
CALGARY, ALBERTA



HIGHLIGHTS

- Close proximity to Beacon Hill mall
- High exposure to Sarcee Trail and quick access to Stoney Trail
- Surrounded by densely populated communities
- Commercial retail units, office units, lab/medical/image diagnostic, sports centres and college/banquette/food

PROPERTY DESCRIPTION

Unit Size: 1,000 sq ft up to 11,000 sq ft

Price Per Floor: Main: **Sold Out**
Second: \$360.00 psf
Third: \$380.00 psf

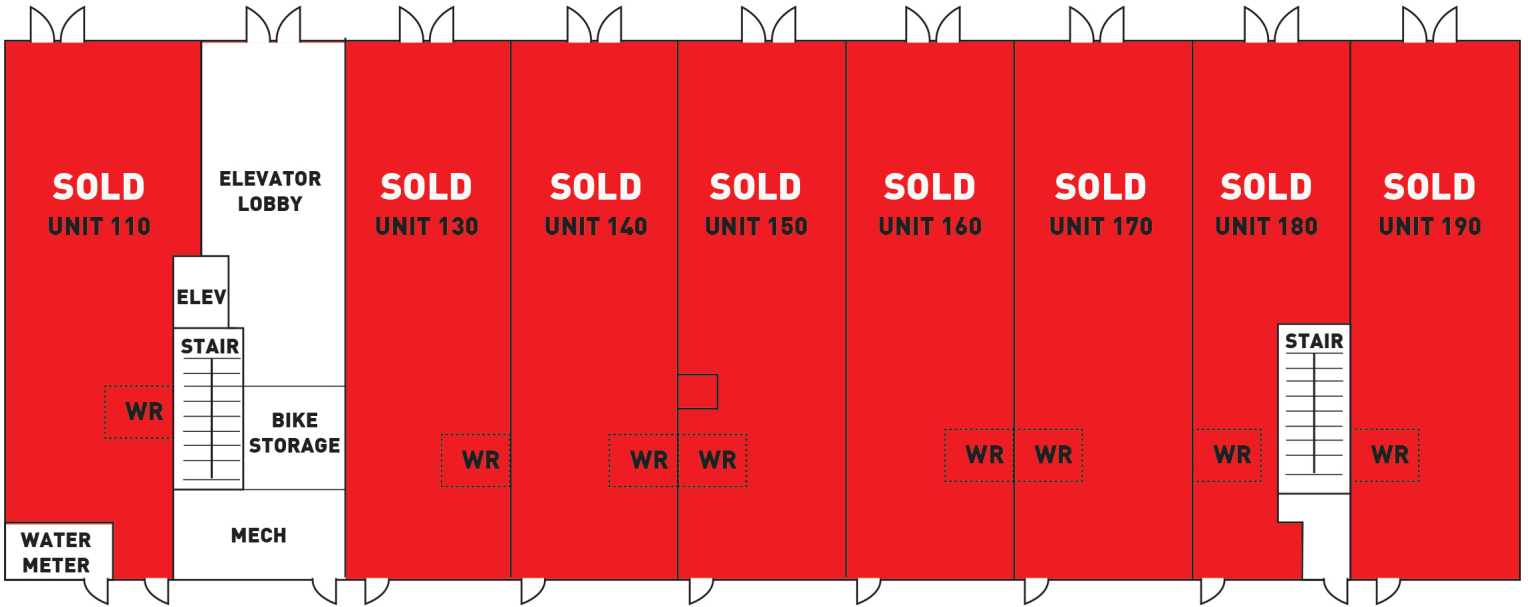
Possession: 3rd Quarter of 2025

Condo Fee: \$4.95 psf (est. for 2025)

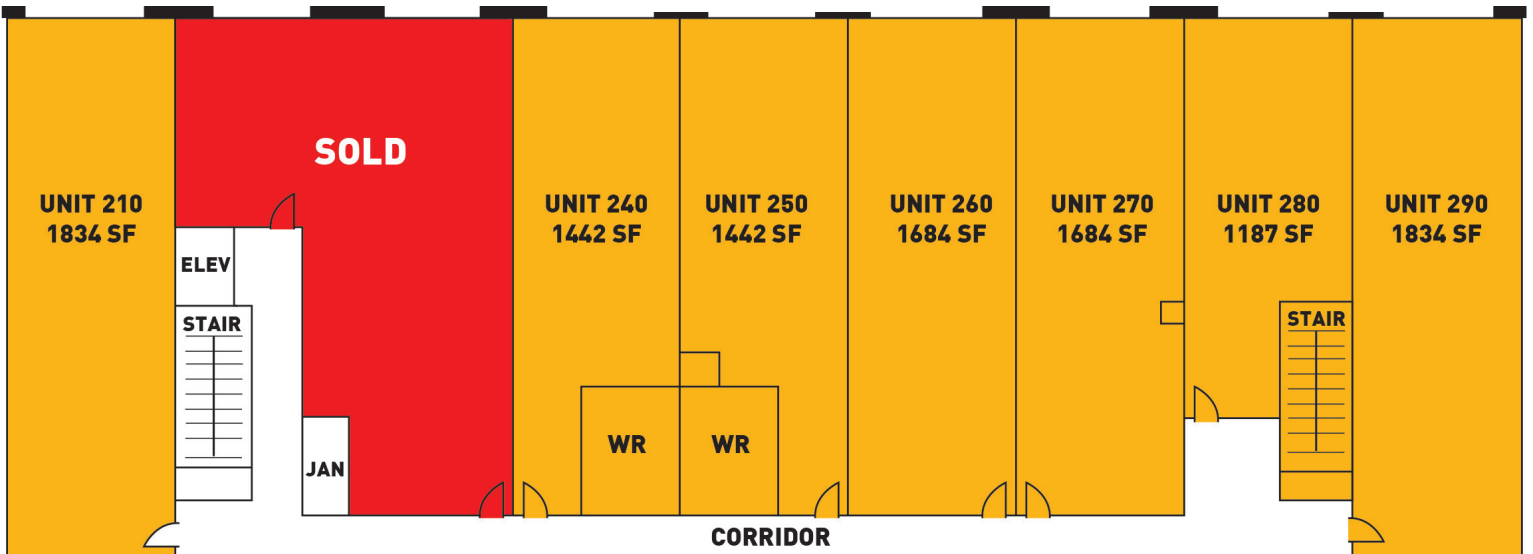
HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
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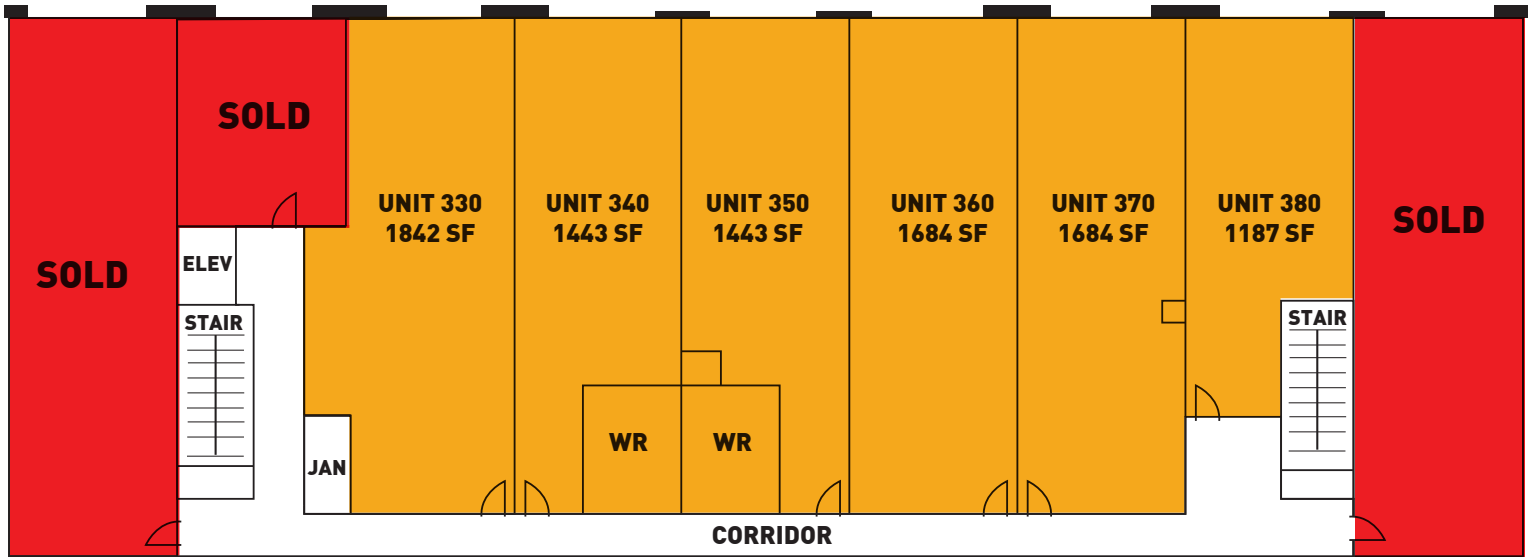
MAIN FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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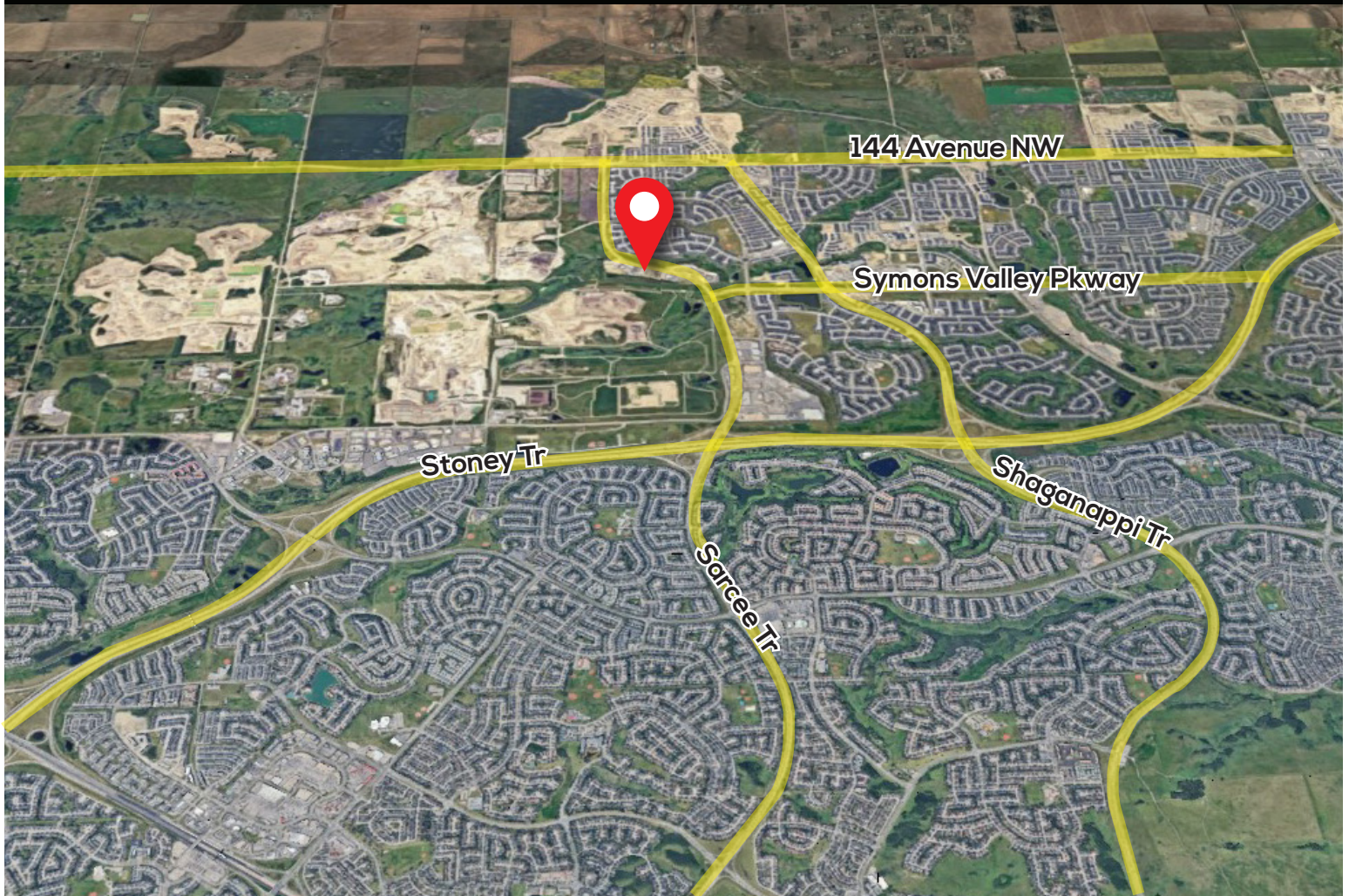
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LOCATION

198 Nolanridge Cres NW, Calgary, Alberta



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