



# ELEVEN

1055 11 Street SW, Calgary AB

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100% LEASED

HEATHER WIETZEL

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## ABOUT

# BUILDING HIGHLIGHTS

Eleven is a new 44-storey mixed-use development with a retail podium at the base of a residential tower.

- Situated on the corner of 11th Avenue and 11th Street SW - the tallest building in the Beltline
- Fully leased tower; comprised of 369 rental units
- Offers 20,000 square feet of indoor and outdoor amenities for residents including a lounge & media room, fitness centre, pet grooming room, outdoor patio and dog run



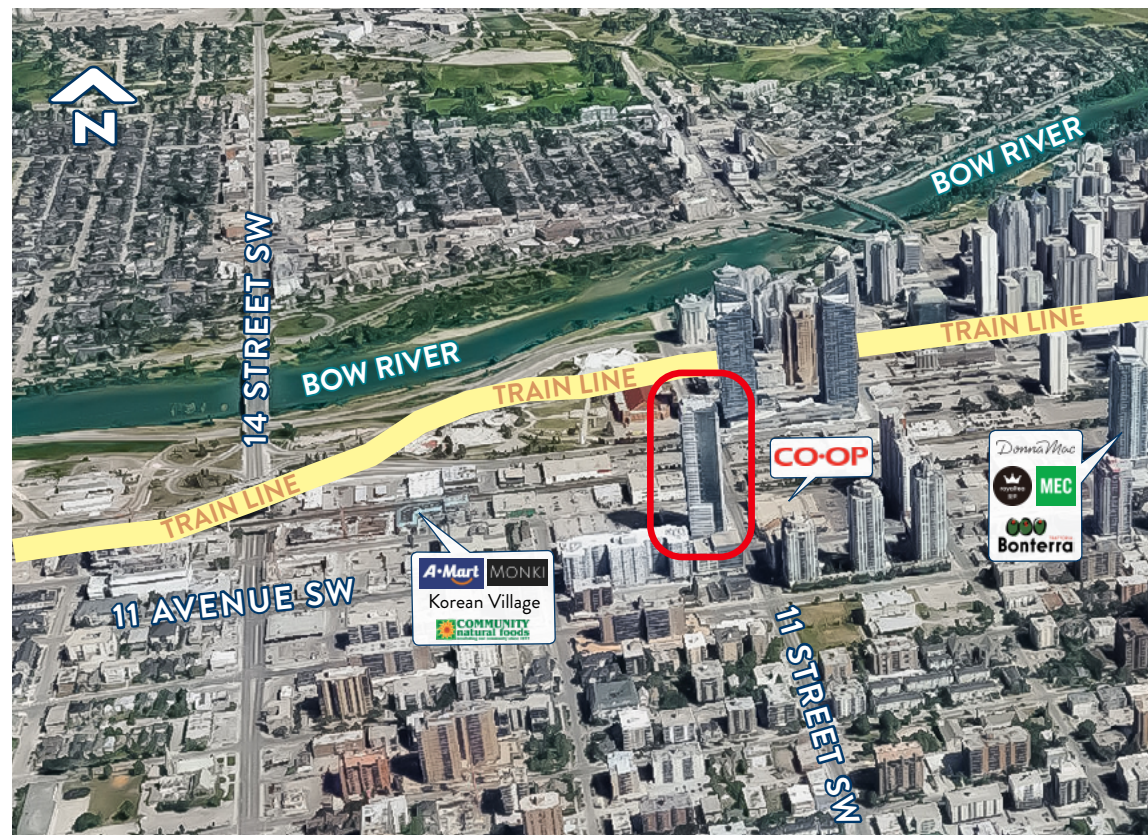
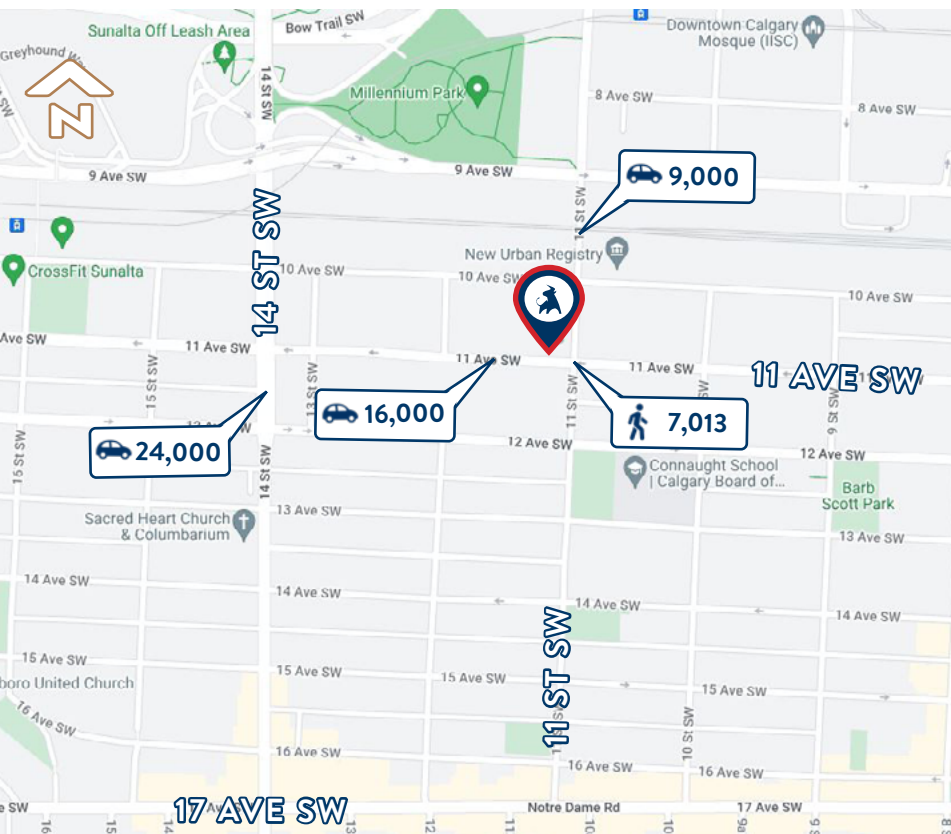


## ABOUT

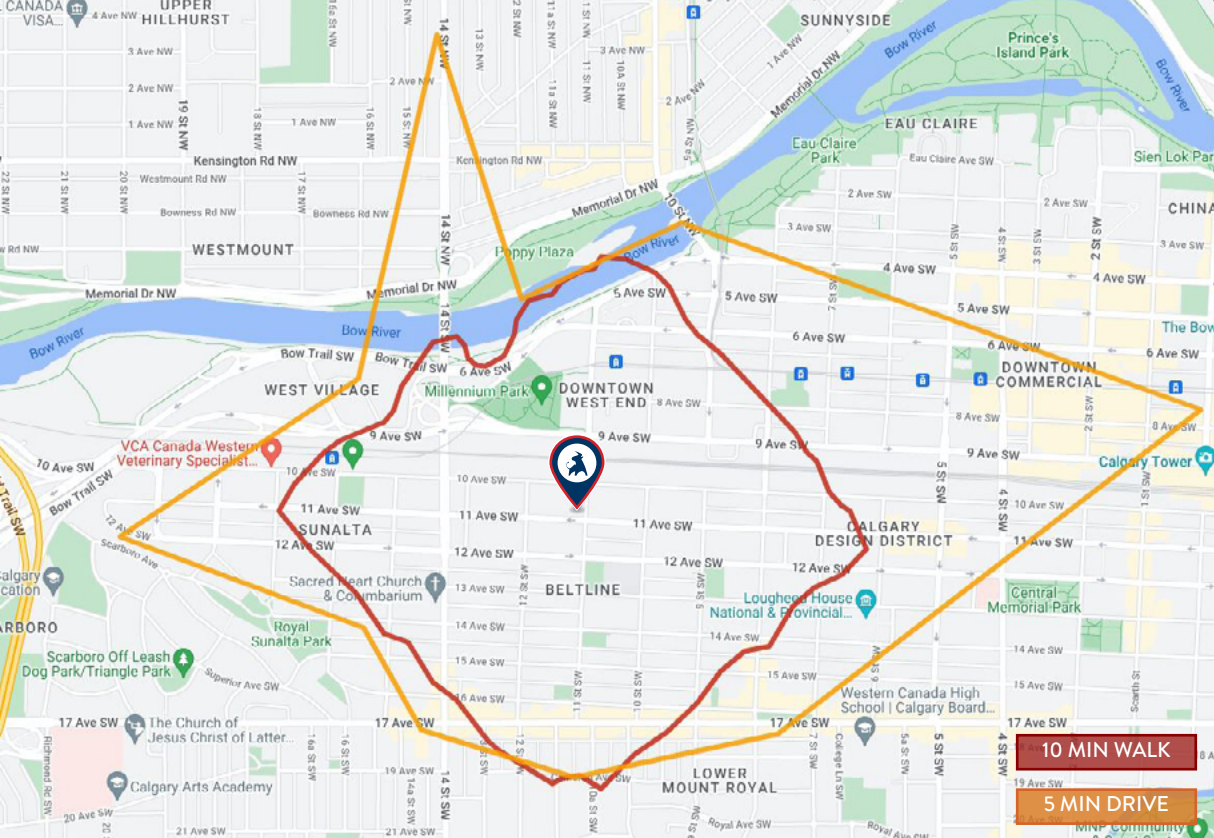
# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Situated between downtown west end and Beltline district, offering exposure to a lively daytime and nightlife scene
- Five minute walk from EB Downtown West-Kerby CTrain Station, Millennium Park and Bow River Pathway
- Steps away from several highly acclaimed restaurants including: Donna Mac, Bridgette Bar, Monki Breakfast Club & Bistro and Bonterra Trattoria
- Densely populated trade area, with over 7,400 residential units within three-block radius







## COMMUNITY

# DEMOGRAPHIC DATA



## POPULATION

10 Min Walk:	17,016
5 Min Drive:	28,209
Calgary:	1,306,784



## DAYTIME POPULATION

10 Min Walk:	25,757
5 Min Drive:	74,532



## AVERAGE AGE

10 Min Walk:	37.0
5 Min Drive:	36.6
Calgary:	38.8



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

Building Size: 335,000 sq ft

Retail Size: 8,746 sq ft

## LANDLORD

Intergulf Development Group

## ZONING

CC-X (Centre City Mixed Use)

## PARKING

27 stalls for retailers and visitors

## MUNICIPAL ADDRESS

1055 11 Street SW, Calgary, Alberta

## YEAR BUILT

2022

## LEGAL DESCRIPTION

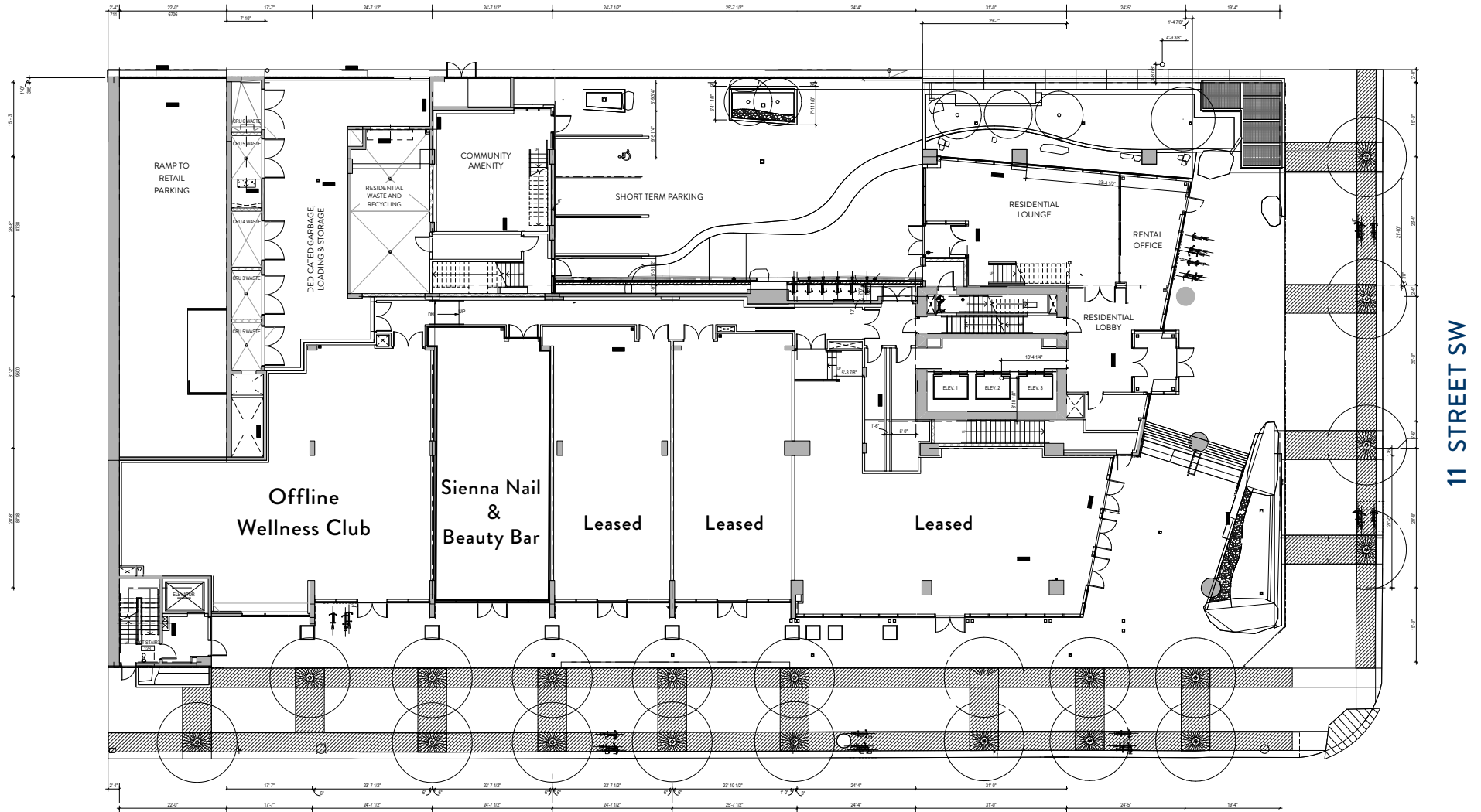
Plan: 0312975

Block: 62

Lot: 43



# FLOOR PLAN - MAIN LEVEL



11 AVENUE SW

11 STREET SW



# PARKING MAP



2 HR STREET PARKING AVAILABLE

3 HR STREET PARKING AVAILABLE

9 HR STREET PARKING AVAILABLE

## CONNECT WITH US

# CONTACT

### GENERAL



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



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### ABOUT THIS LISTING

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## ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

