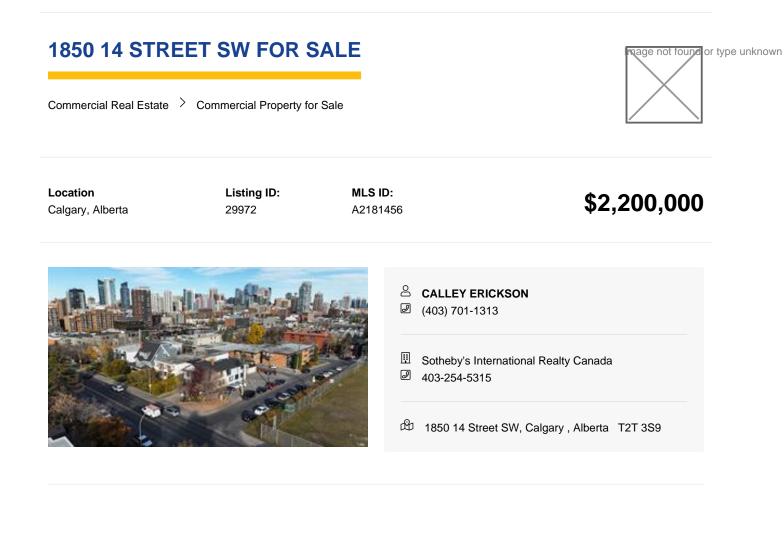


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**Transaction Type Days On Market** Zoning For Sale 158 DC **Building Type** Subdivision Year Built Free-Standing, Mixed Use, Office 1912 Lower Mount Royal Building,See Remarks Structure Type **Property Type Property Sub Type** Office Commercial Mixed Use Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 179R 4858.00 451.32 Lot Size (Sq. Ft.) Lot Size (Acres) Lot Features 6501 0.15 Back Lane, Corner Lot, Level **Commercial Amenities** Restrictions Inclusions Boardroom,Kitchen,Parking-Extra,See N/A None Known

Remarks,Shower,Storage

Aerial Photos, Floor Plans, Information

Reports

Package

Nestled in the heart of Calgary's desirable Lower Mount Royal community, this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods. Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking—an exceptional convenience in the area. Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, medical clinics, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment. Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, 1850 – 14 Street SW presents a truly rare opportunity.

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