

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1225 13 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale

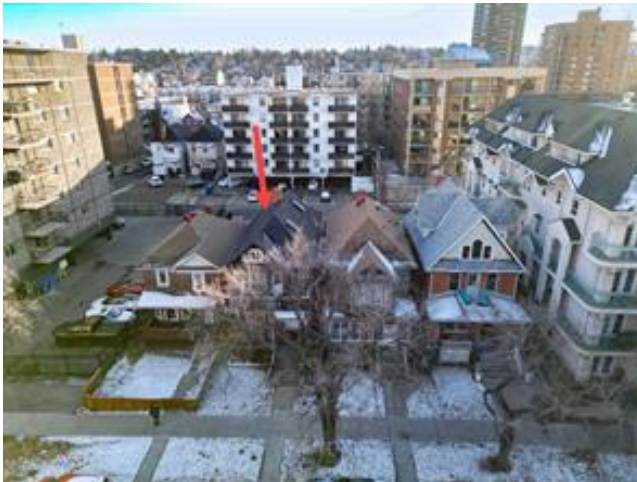




Location
Calgary, Alberta



Listing ID:
33157

MLS ID:
A2274090

\$1,988,889



 **DERIC A. BURTON**
 (403) 248-4000

 Real Broker
 855-623-6900

 1225 13 Avenue SW, Calgary , Alberta T3C 0T2

Transaction Type For Sale	Days On Market 120	Zoning CC-MH
Subdivision Beltline	Building Type Rooming House	Year Built 1912
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan A1	Building Area (Sq. Ft.) 1786.82	Building Area (Sq. M.) 166.00
Lot Size (Sq. Ft.) 3261	Lot Size (Acres) 0.07	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions None Known	Reports None

1225 13 Avenue SW is in Calgary's Beltline neighbourhood and is zoned CC-MH (Centre City Multi-Residential High-Rise District) under Land Use Bylaw 1P2007. CC-MH zoning confirms the property is intended primarily for high-density multi-residential (apartment/condo) use in the Centre City, with some limited supporting non-residential uses possible subject to the bylaw. Currently a bright, well-maintained inner-city rooming house in the heart of the Beltline, offering affordable accommodation just steps to downtown, transit, shops, restaurants and urban amenities. Twelve (12) Private Rooms with a Fridge in each room, all enjoy easy access to a shared kitchen, bathroom(s), and common areas on each floor. Building Configuration Top Floor – (2) Short Term Room Rentals | Upper Floor (4) Rooms, (1) Kitchen, 2 PCE Bath and 3 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (3) Rooms, (1) Kitchen, 3 PCE Bath and 3 PCE ensuite Bath. Rents include all utilities. Building systems and safety features (smoke/CO detectors, emergency lighting, exits) are maintained to current fire and safety standards, with regular inspections as required. Rooms are rented on individual agreements in line with Calgary's lodging/rooming house framework. Viewings subject to an accepted Offer.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.