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1220 14 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
34742

MLS ID:
A2299010

\$1,988,889



 **DERIC A. BURTON**
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 1220 14 Avenue SW, Calgary , Alberta T3C 0V9

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| Transaction Type For Sale | Zoning CC-MH | Subdivision Beltline |
| Building Type Rooming House | Year Built 1909 | Structure Type Other |
| Property Type Commercial | Property Sub Type Multi Family | Legal Plan A1 |
| Building Area (Sq. Ft.) 1571.54 | Building Area (Sq. M.) 146.00 | Lot Size (Sq. Ft.) 3315 |
| Lot Size (Acres) 0.08 | Roof Asphalt Shingle | Heating Forced Air,Natural Gas |
| Inclusions 8 Fridges 3 Stoves (Electric) 3 Hood Fans | Restrictions See Remarks | Reports None |

1220 14 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. Eight (8) 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 Upper Floor (4) Rooms, (1) Kitchen, 3 PCE Bath and 2 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (1) Rooms, (1) Kitchen, 3 PCE 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. Property must be purchased together with 1218 14 Avenue SW MLS A2274084 | Viewings subject to an accepted Offer.

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