



1220 14 Avenue SW
Calgary, Alberta

MLS # A2274087



\$1,988,889

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|------------------|-------------------------|---------------|--------------------|
| Division: | Beltline | | |
| Type: | Commercial/Multi Family | | |
| Style: | - | | |
| Size: | 1,572 sq.ft. | Age: | 1909 (117 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------|-------------------|-------|
| Heating: | Forced Air, Natural Gas | Bldg Name: | - |
| Floors: | - | Water: | - |
| Roof: | Asphalt Shingle | Sewer: | - |
| Basement: | - | LLD: | - |
| Exterior: | - | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Inclusions: N/A

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.