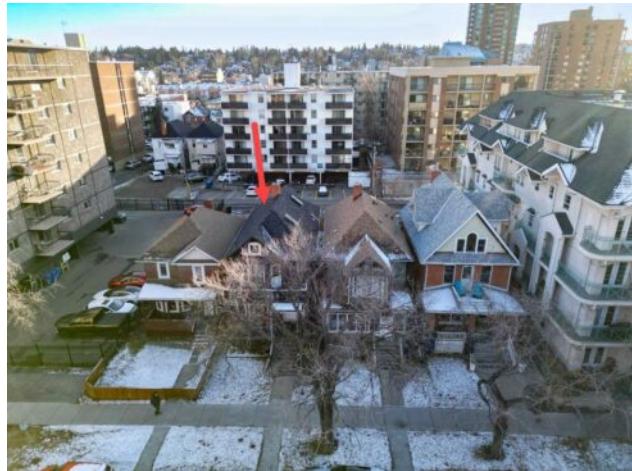




**1225 13 Avenue SW  
Calgary, Alberta**

**MLS # A2274090**



**\$1,988,889**

**Division:** Beltline

**Type:** Commercial/Multi Family

**Style:** -

**Size:** 1,787 sq.ft. **Age:** 1912 (114 yrs old)

**Beds:** - **Baths:** -

**Garage:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** -

**Bldg Name:** -

**Water:** -

**Sewer:** -

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

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.