



**1223 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2276019**



**\$859,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Beltline &ndash; 2018 Calgary Best #1 Community chosen by Avenue Magazine! Victorian solid home in good shape recent upgrades includes paint and newer windows in bedrooms. Great price for a downtown single family home. This home features fully developed basement. Complete separate entrance for rentals or rent the whole house to a single family. This property is located on a Centre City multi-residential high rise district zoning. Upper features 3 bedrms, 4 piece bath with front porch entrance access. Mainfloor consist of 2 kitchens, an ensuite with full bath. Basement comes with living room, bedroom, full bathroom and laundry area. Total of 5 bedrms and 3 full bath. Currently have tenants in both upper and lower. Tenants pay the utilities. This home features a deck of the front entrance, 5 bedrooms plus den including basement, 2 kitchens, 3 full bath. The zoning can permit home office, rebuild for multi family and much more. Be creative! Close to many amenities and offstreet parking available in the back for 2 vehicles. There are enough room to build a double garage. Fantastic opportunity for investors and/or developers. Zoned as CC-MH. City has approved the secondary suite. Located in the belt line in the heart of Connaught just off 17th AVE or an easy walk downtown! Call now and be the first to view this beautiful home.