



GRASSROOTS
REALTY GROUP

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1223 13 Avenue SW
Calgary, Alberta

MLS # A2276019



\$859,000

Division:	Beltline		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	1912 (113 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

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

Inclusions: N/A

Beltline – 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 suite. 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 upper @\$1550/month with lease ending April 30 2026. 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. 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.