



**GRASSROOTS**  
REALTY GROUP

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1220 14 Avenue SW  
Calgary, Alberta

MLS # A2123540



**\$2,900,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,539 sq.ft.	<b>Age:</b>	1909 (115 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Street Lighting, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

This property must be sold together with adjoining lot 1218 14th Ave SW. Zoning is CC-MH, a fantastic investment opportunity for the right buyer. Larger inner city downtown lot, please do not enter the premises without permission or without the listing agent or owner.