



**1225 13 Avenue SW
Calgary, Alberta**

MLS # A2274090

\$1,988,889



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|------------------|-------------------------|---------------|--------------------|
| 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: | - | | |

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

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| Inclusions: | N/A |
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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.