



GRASSROOTS
REALTY GROUP

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1218 14 Avenue SW
Calgary, Alberta

MLS # A2299011



\$1,988,889

Division:	Beltline		
Type:	Commercial/Multi Family		
Style:	-		
Size:	1,572 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:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 8 Fridges | 3 Stoves (Electric) | 3 Hood Fans

1218 14 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. Eight (8) 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 Upper Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (2) Rooms, (1) Kitchen, 3 PCE 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. Property must be purchased together with 1220 14 Avenue SW MLS A2274087 | Viewings subject to an accepted Offer.