



1215 14 Avenue SW  
Calgary, Alberta

MLS # A2303422



**\$899,500**

<b>Division:</b>	Beltline
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,798 sq.ft.
<b>Zoning:</b>	DC (pre 1P2007)

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Brick

**Water:** -

**Sewer:** -

**Inclusions:** Window Coverings

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, Landscaped

This rare and distinctive upgraded brick office building exudes character and functionality. It is located in the heart of Calgary's Beltline, walkable to all downtown locations and amenities while being situated on a quiet tree-lined street. With a Direct Control designation and 2,800 square feet of total space, it offers an outstanding owner-user opportunity and is perfectly suited and ideal for a broad range of professional uses including a law practice, accounting or architect firm, tech company, financial services business or a general services company. The main floor offers two private offices, complemented by generous space for reception, secretarial space and storage. The second floor features three additional spacious rooms which can be used as offices or meeting spaces, including an executive office with access to the front balcony, plus a filing space and 2-piece bathroom. The upper level is a converted attic and provides a versatile bonus space that can serve as additional staff workspace or storage. The lower level is well-appointed with a kitchen, bathroom, and abundant storage, ensuring both convenience and practicality for day-to-day operations. Outside, the property includes a large fenced backyard and six dedicated surface stalls, with ample street parking available at the front. Its central location places you within walking distance of the 17th Avenue Retail and Entertainment District, home to some of Calgary's best shopping, dining, and amenities. The Downtown Core is also just minutes away, providing excellent accessibility for both employees and clients. Entrepreneurs, investors and small business owners, this is your opportunity to stop paying a landlord and own your own standalone commercial building on a 25' x 130' lot in Canada's most vibrant city! Alternatively, a residential buyer may consider adding a kitchen to

the main level and renovating this into a beautiful detached home in walking distance to downtown. Some photos have been virtually staged.