



**GRASSROOTS**

REALTY GROUP

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1227 13 Avenue SW  
Calgary, Alberta

MLS # A2308726



**\$819,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangula		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Separate Entrance		

**Inclusions:** n/a

**INVESTORS!** This is a rare opportunity to acquire a centrally located, income-generating property in Calgary's Beltline with significant upside for future redevelopment. Zoned CC-MH (Centre City Multi-Residential High-Rise District) under Land Use Bylaw 1P2007, the property is designated for high-density multi-residential development, positioning it as a strategic long-term investment in one of the city's most active growth areas. Currently operating as a well-maintained rooming house, the property is configured to maximize rental income with ten private rooms, each individually leasable. This setup supports consistent cash flow and strong occupancy potential, driven by ongoing demand for affordable inner-city housing. Its proximity to downtown, transit, employment hubs, and everyday amenities further strengthens its appeal to tenants and contributes to stable rental performance. Each floor is equipped with a shared kitchen and washroom, and the building has been upgraded to meet City bylaws, offering a compliant and turnkey operation for investors. The efficient layout and established rental model allow for immediate revenue generation with minimal operational barriers. This property is ideally suited for investors seeking dependable income today while holding a high-value redevelopment asset for the future. With CC-MH zoning and a prime Beltline location, it presents a compelling combination of cash flow and long-term appreciation potential in Calgary's urban core. An exceptional opportunity to secure a high-yield asset with redevelopment flexibility in one of Calgary's most in-demand rental markets.