



GRASSROOTS
REALTY GROUP

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1227 13 Avenue SW
Calgary, Alberta

MLS # A2349157



\$815,000

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

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

Inclusions: N/A

INVESTORS! This is a rare opportunity to acquire a centrally located property in Calgary's desirable Beltline with exceptional future redevelopment potential. Zoned CC-MH (Centre City Multi-Residential High-Rise District), the property is designated for high-density multi-residential development, making it a strategic long-term investment in one of Calgary's fastest-growing urban neighbourhoods. Currently operating as a rental property, its prime location offers excellent access to downtown, public transit, employment centres, shopping, restaurants, and everyday amenities, helping support strong tenant demand and consistent rental income. Each floor is equipped with a kitchen and washroom, and the building has been upgraded to meet Alberta Health requirements, providing a compliant, turnkey investment opportunity. The current month-to-month tenants can be assumed for immediate rental income and quick possession. Alternatively, vacant possession can be arranged with the required three full tenancy months' notice. The property offers ample rear parking for up to six vehicles. Shingles were replaced in 2015. Previously configured as three self-contained suites, each level featured its own furnace, thermostat, hot water tank, kitchen, and bathroom, presenting excellent potential for future reconfiguration (subject to municipal approval). Two storage sheds in the backyard are also included.