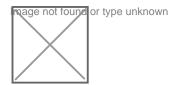


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1850 14 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 29972

MLS ID: A2181456

\$2,200,000



△ CALLEY ERICKSON

(403) 701-1313

■ Sotheby's International Realty Canada

403-254-5315

1850 14 Street SW, Calgary , Alberta T2T 3S9

Transaction Type

For Sale

Subdivision

Lower Mount Royal

Structure Type

Office

Legal Plan

179R

Lot Size (Sq. Ft.)

6501

Commercial Amenities

Boardroom, Kitchen, Parking-Extra, See

Remarks, Shower, Storage

Reports

Aerial Photos, Floor Plans, Information

Package

Days On Market

116

Building Type

Free-Standing, Mixed Use, Office

Building, See Remarks

Property Type

Commercial

Building Area (Sq. Ft.)

4858.00

Lot Size (Acres)

0.15

Inclusions

N/A

Zoning

DC

Year Built

1912

Property Sub Type

Mixed Use

Building Area (Sq. M.)

451.32

Lot Features

Back Lane, Corner Lot, Level

Restrictions

None Known

Nestled in the heart of Calgary's desirable Lower Mount Royal community, this unique standalone commercial property offers a rare ownership opportunity in one of the city's most vibrant and walkable neighborhoods. Built in 1912 and thoughtfully maintained, the 4,858 square foot office building features character-rich architecture, with an additional 406 square foot garage at the rear. Situated on a 0.15-acre lot, the property provides excellent on-site parking with 9 surface stalls, 2 garage stalls and free street parking—an exceptional convenience in the area. Designated under Direct Control 90Z92, the site allows for a broad range of permitted and discretionary commercial uses including professional offices, medical clinics, personal service businesses, retail stores, and more. Its flexible zoning, coupled with its prime location just steps from 17th Avenue SW, makes it ideal for owner-users, investors, or future redevelopment. Whether you are establishing a business headquarters, boutique clinic, or looking to secure a premier holding property in Calgary's inner city, 1850 – 14 Street SW presents a truly rare opportunity.

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