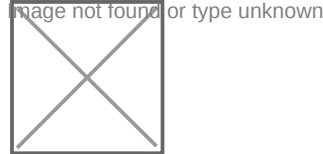


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1215 14 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32121

MLS ID:
A2252041

\$995,000



 **AMIE HAUTZ**
 (403) 852-0262

 Century 21 Bamber Realty LTD.
 403-245-0773

 1215 14 Avenue SW, Calgary , Alberta T3C 0W1

Transaction Type

For Sale

Days On Market

51

Zoning

DC (pre 1P2007)

Subdivision

Beltline

Building Type

Free-Standing

Year Built

1912

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

A1

Building Area (Sq. Ft.)

2798.00

Building Area (Sq. M.)

259.94

Lot Size (Sq. Ft.)

3261

Lot Size (Acres)

0.07

Construction Type

Brick

Roof

Asphalt Shingle

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot Features

Back Lane,Landscaped

Inclusions

Window Coverings

Restrictions

None Known

Reports

RPR

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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.