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## 1225 13 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale

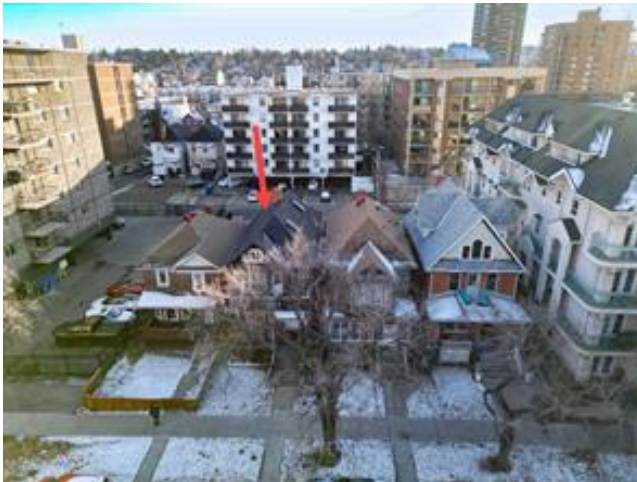




**Location**  
Calgary, Alberta



**Listing ID:**  
34741

**MLS ID:**  
A2299009

**\$1,988,889**



 **DERIC A. BURTON**  
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 Real Broker  
 855-623-6900

 1225 13 Avenue SW, Calgary , Alberta T3C 0T2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 6	<b>Zoning</b> CC-MH
<b>Subdivision</b> Beltline	<b>Building Type</b> Rooming House	<b>Year Built</b> 1912
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Multi Family
<b>Legal Plan</b> A1	<b>Building Area (Sq. Ft.)</b> 1786.82	<b>Building Area (Sq. M.)</b> 166.00
<b>Lot Size (Sq. Ft.)</b> 3261	<b>Lot Size (Acres)</b> 0.07	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> 12 Fridges   4 Stoves (Electric)   4 Hood Fans	<b>Restrictions</b> None Known	<b>Reports</b> None

1225 13 Avenue SW is in Calgary's Beltline neighbourhood and is zoned CC-MH (Centre City Multi-Residential High-Rise District) under Land Use Bylaw 1P2007. CC-MH zoning confirms the property is intended primarily for high-density multi-residential (apartment/condo) use in the Centre City, with some limited supporting non-residential uses possible subject to the bylaw. Currently a bright, well-maintained inner-city rooming house in the heart of the Beltline, offering affordable accommodation just steps to downtown, transit, shops, restaurants and urban amenities. Twelve (12) Private Rooms with a Fridge in each room, all enjoy easy access to a shared kitchen, bathroom(s), and common areas on each floor. Building Configuration Top Floor – (2) Short Term Room Rentals | Upper Floor (4) Rooms, (1) Kitchen, 2 PCE Bath and 3 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (3) Rooms, (1) Kitchen, 3 PCE Bath and 3 PCE ensuite Bath. Rents include all utilities. Building systems and safety features (smoke/CO detectors, emergency lighting, exits) are maintained to current fire and safety standards, with regular inspections as required. Rooms are rented on individual agreements in line with Calgary's lodging/rooming house framework. Viewings subject to an accepted Offer.

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