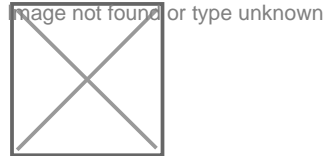


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (403) 248-4000

 Real Broker
 855-623-6900

 1225 13 Avenue SW, Calgary , Alberta T3C 0T2

Transaction Type For Sale	Days On Market 59	Zoning CC-MH
Subdivision Beltline	Building Type Rooming House	Year Built 1912
Structure Type Other	Property Type Commercial	Property Sub Type Multi Family
Legal Plan A1	Building Area (Sq. Ft.) 1786.82	Building Area (Sq. M.) 166.00
Lot Size (Sq. Ft.) 3261	Lot Size (Acres) 0.07	Heating Forced Air,Natural Gas
Inclusions 12 Fridges 4 Stoves (Electric) 4 Hood Fans	Restrictions None Known	Reports 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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