

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.

## 1220 14 AVENUE SW FOR SALE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34742

**MLS ID:**  
A2299010

**\$1,988,889**



 **DERIC A. BURTON**  
 (403) 248-4000

 Real Broker  
 855-623-6900

 1220 14 Avenue SW, Calgary , Alberta T3C 0V9

<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> 1909
<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> 1571.54	<b>Building Area (Sq. M.)</b> 146.00
<b>Lot Size (Sq. Ft.)</b> 3315	<b>Lot Size (Acres)</b> 0.08	<b>Roof</b> Asphalt Shingle
<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> 8 Fridges   3 Stoves (Electric)   3 Hood Fans	<b>Restrictions</b> See Remarks
<b>Reports</b> None		

1220 14 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. Eight (8) 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 Upper Floor (4) Rooms, (1) Kitchen, 3 PCE Bath and 2 PCE Bath | Main Floor (3) Rooms, (1) Kitchen, 3 PCE Bath | Basement (1) Rooms, (1) Kitchen, 3 PCE 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. Property must be purchased together with 1218 14 Avenue SW MLS A2274084 | Viewings subject to an accepted Offer.

**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.