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1215 14 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35533


MLS ID:
A2303422

\$899,500



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 1215 14 Avenue SW, Calgary , Alberta T3C 0W1

Transaction Type For Sale	Days On Market 2	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! Alternatively, a residential buyer may consider adding a kitchen to the main level and renovating this into a beautiful detached home in walking distance to downtown. Some photos have been virtually staged.

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