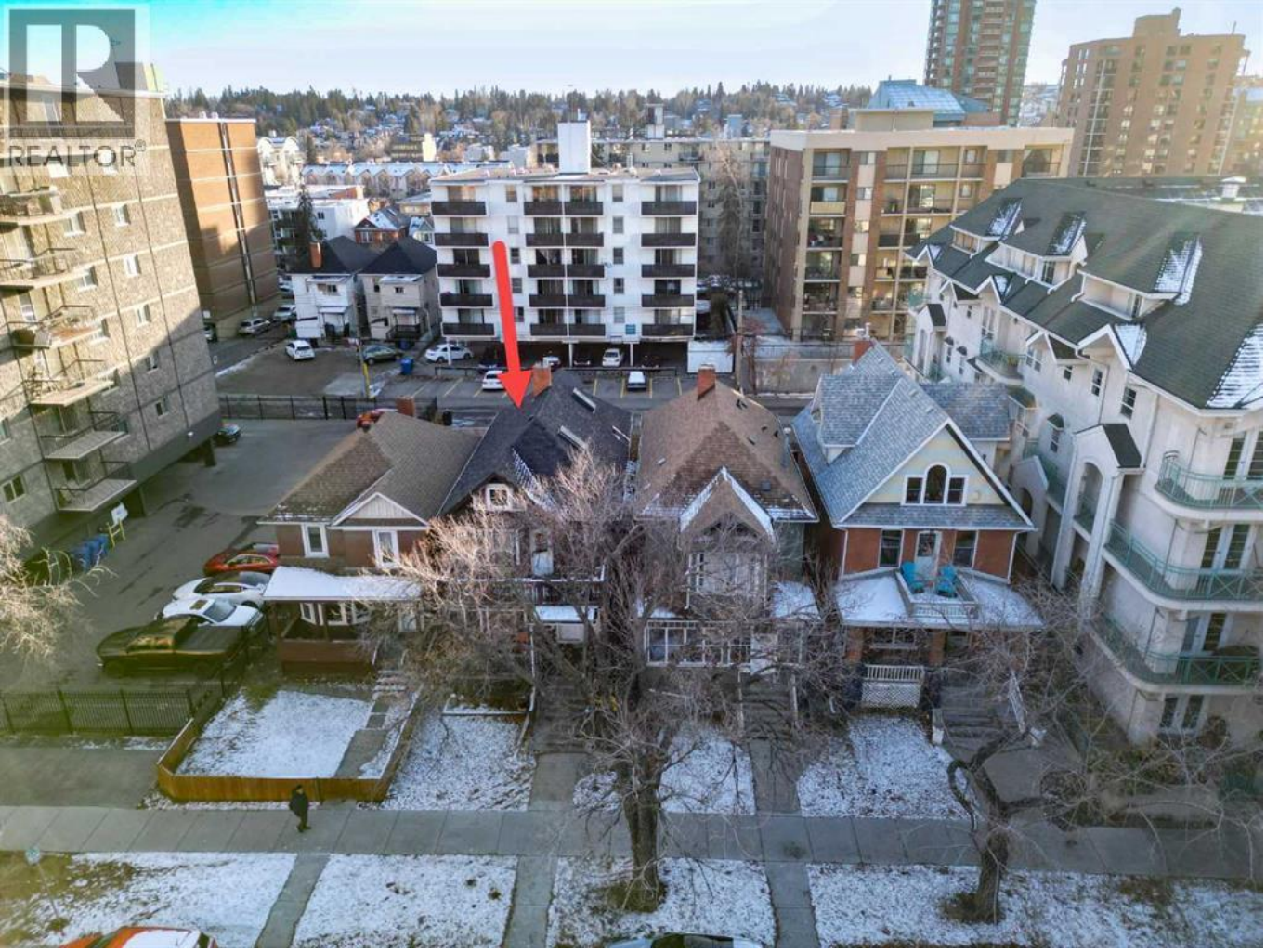
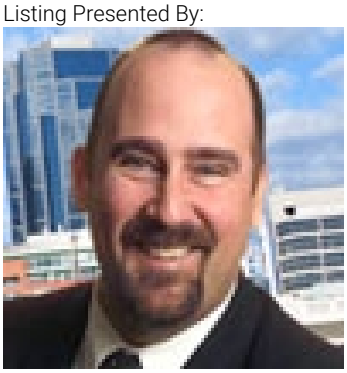


1225 13 Avenue Calgary Alberta

$1,588,885

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. (id:6769)

Listing Presented By:



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