

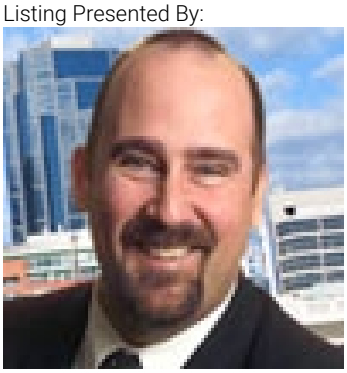
1227 13 Avenue Calgary Alberta

$799,000

INVESTORS! This is a rare opportunity to acquire a centrally located property in Calgary's desirable Beltline with exceptional future redevelopment potential. Zoned CC-MH (Centre City Multi-Residential High-Rise District), the property is designated for high-density multi-residential development, making it a strategic long-term investment in one of Calgary's fastest-growing urban neighbourhoods.Currently operating as a rental property, its prime location offers excellent access to downtown, public transit, employment centres, shopping, restaurants, and everyday amenities, helping support strong tenant demand and consistent rental income. Each floor is equipped with a kitchen and washroom, and the building has been upgraded to meet Alberta Health requirements, providing a compliant, turnkey investment opportunity.The current month-to-month tenants can be assumed for immediate rental income and quick possession. Alternatively, vacant possession can be arranged with the required three full tenancy months' notice.The property offers ample rear parking for up to six vehicles. Shingles were replaced in 2015. Previously configured as three self-contained suites, each level featured its own furnace, thermostat, hot water tank, kitchen, and bathroom, presenting excellent potential for future reconfiguration (subject to municipal approval). Two storage sheds in the backyard are also included. (id:6769)

Other 7.08 Ft x 4.83 Ft
4pc Bathroom 4.33 Ft x 11.92 Ft
Bedroom 9.17 Ft x 9.75 Ft
Bedroom 7.42 Ft x 10.83 Ft
Bedroom 9.50 Ft x 8.25 Ft
Bedroom 9.33 Ft x 13.25 Ft
Other 18.75 Ft x 7.42 Ft
Bedroom 11.67 Ft x 15.17 Ft
4pc Bathroom 4.92 Ft x 7.33 Ft
Bedroom 10.92 Ft x 10.58 Ft
Bedroom 9.67 Ft x 13.00 Ft
Other 14.25 Ft x 8.58 Ft
Bedroom 8.92 Ft x 12.83 Ft
4pc Bathroom 5.83 Ft x 8.25 Ft
Bedroom 9.42 Ft x 12.25 Ft
Other 9.00 Ft x 15.67 Ft
Primary Bedroom 18.33 Ft x 10.00 Ft
Other 7.33 Ft x 7.58 Ft

Listing Presented By:



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