

# 1314 15 Avenue Calgary Alberta

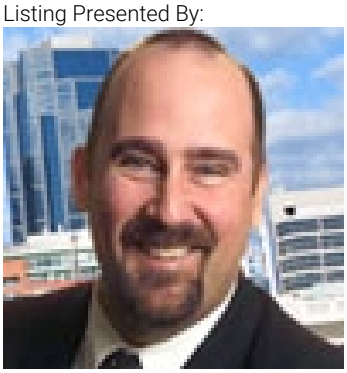
$2,250,000

Outstanding opportunity to acquire a fully assembled, mid-block development site in Calgary's Beltline community. This 9,756 square foot site spans three contiguous lots at 1314, 1316, and 1318 15 Avenue SW and is currently zoned CC-MH (Centre City Multi-Residential High Rise District) under Land Use Bylaw 1P2007. This zoning supports a Floor Area Ratio (FAR) of up to 5.0, allowing for substantial future density in one of Calgary's most dynamic and walkable urban neighbourhoods. The site is rectangular in shape with approximately 75 feet of frontage along 15 Avenue SW and rear lane access, offering strong development efficiency. Located between 12 Street and 14 Street SW, it enjoys immediate access to key commuter routes including 14 Street, 17 Avenue, and 12 Avenue SW, with nearby transit options enhancing connectivity for future residents or tenants. The property is within walking distance to grocery stores, restaurants, fitness studios, and both downtown and 17th Avenue's retail corridors--an essential attribute for any successful multi-residential project. The land is improved with three separate structures: two are currently rented out, and the third is used as a professional office space. These improvements generate short-term holding income and provide flexibility for interim commercial or residential uses (subject to City of Calgary approvals). The site's existing configuration and tenancies reduce carrying costs while future development planning is underway. This valuation reflects comparability to several recent area land transactions, adjusted for location, zoning, and development readiness. No development applications have been submitted to date, providing a clean slate for a custom-built vision. With its location inside the Beltline Area Redevelopment Plan, this parcel benefits from a municipal planning framework that prioritizes high-density residenti...

Recreational, Games room 18.75 Ft x 9.92 Ft
Laundry room 9.17 Ft x 6.67 Ft
Storage 12.50 Ft x 10.17 Ft
Furnace 17.17 Ft x 11.17 Ft
Living room 11.58 Ft x 15.08 Ft
Kitchen 14.08 Ft x 8.08 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft
Kitchen 13.42 Ft x 5.83 Ft
Dining room 10.92 Ft x 5.83 Ft
Primary Bedroom 14.67 Ft x 10.08 Ft
Bedroom 12.67 Ft x 9.08 Ft
Bedroom 12.17 Ft x 9.08 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Dining room 14.42 Ft x 11.17 Ft

Family room 15.83 Ft x 10.17 Ft

4pc Bathroom 7.92 Ft x 5.83 Ft