



THE
A-TEAM

**RE/MAX
FIRST**

1220 14 Avenue, Calgary T3C0V9

MLS® #: **A2123540**

Area: **Beltline**

Listing Date: **04/19/24**

List Price: **\$2,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1909**

Lot Information

Lot Sz Ar: **3,315 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,539**

Low Sqft:

Ttl Sqft: **1,539**

DOM

246

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz:

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Street Lighting, See Remarks**
Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Other, See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

See Remarks

Utilities:

Room Information

Room
4pc Bathroom

Level
Main

Dimensions

Room
Bedroom
Legal/Tax/Financial

Level
Main

Dimensions
19`8" x 23`0"

Title:
Fee Simple
Legal Desc:

A1

Zoning:
CC-MH

Remarks

Pub Rmks: **This property must be sold together with adjoining lot 1218 14th Ave SW. Zoning is CC-MH, a fantastic investment opportunity for the right buyer. Larger inner city downtown lot, please do not enter the premises without permission or without the listing agent or owner.**

Inclusions:
Property Listed By: **none**
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123