



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

**215**

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	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>19'8" x 23'0"</b>
			Legal/Tax/Financial		

Title:		Zoning:	
<b>Fee Simple</b>		<b>CC-MH</b>	
Legal Desc:	<b>A1</b>		
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: **none**

Property Listed By: **First Place Realty**

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