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:

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

Finished Floor Area
Abv Sqft: **1,539**
Low Sqft:
Ttl Sqft: **1,539**

DOM
31

Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking
Ttl Park: **8**
Garage Sz:

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Other**		**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
4pc Bathroom	**Main**		**Bedroom**	**Main**	**19`8" x 23`0"**

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**CC-MH**	
Legal Desc:	**A1**		

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