



THE
A-TEAM

**RE/MAX
FIRST**

1220 14 Avenue, Calgary T3C0V9

MLS®#: **A2185035**

Area: **Beltline**

Listing Date: **01/02/25**

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: **3,314 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,539**

Low Sqft:

Ttl Sqft: **1,539**

DOM

20

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz:

Access:

Lot Feat: **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
Bedroom	Main	19`8" x 23`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **A1**

Zoning: **CC-MH**

Remarks

Pub Rmks: **This property must be sold together with the 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 or without the listing agent or owner present.**

Inclusions: **none**

Property Listed By: **First Place Realty**

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

