1227 13 Avenue SW

Calgary | Active | MLS® A2349157

$799,000









Bedrooms	Bathrooms	Year Built	Living area
10	**3**	**1912**	**1,620 sq. ft.**

Your next move starts with a conversation.

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Listed by 2% Realty

A closer look

INVESTORS! This is a rare opportunity to acquire a centrally located property in Calgary's desirable Beltline with exceptional future redevelopment potential. Zoned CC-MH (Centre City Multi-Residential High-Rise District), the property is designated for high-density multi-residential development, making it a strategic long-term investment in one of Calgary's fastest-growing urban neighbourhoods.

Currently operating as a rental property, its prime location offers excellent access to downtown, public transit, employment centres, shopping, restaurants, and everyday amenities, helping support strong tenant demand and consistent rental income. Each floor is equipped with a kitchen and washroom, and the building has been upgraded to meet Alberta Health requirements, providing a compliant, turnkey investment opportunity.

The current month-to-month tenants can be assumed for immediate rental income and quick possession. Alternatively, vacant possession can be arranged with the required three full tenancy months' notice.

The property offers ample rear parking for up to six vehicles. Shingles were replaced in 2015. Previously configured as three self-contained suites, each level featured its own furnace, thermostat, hot water tank, kitchen, and bathroom, presenting excellent potential for future reconfiguration (subject to municipal approval). Two storage sheds in the backyard are also included.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349157
Bedrooms	10
Bathrooms	3
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2

Home Style:	2 Storey
Total Living Area:	1,620 sq. ft.
Acreage:	No
Lot Area:	3,261 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1912 (Age: 114)
Bedrooms:	10 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	3
Bedrooms Below Grade:	4
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	0
Plan:	A1
Heating:	Central
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	None
City Quadrant:	Southwest
Community:	Beltline
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 18'9" × 7'5" ·
Main Floor	Bedroom · 15'2" × 11'8" ·
Main Floor	Bedroom · 10'11" × 10'7" ·
Main Floor	Bedroom · 13' × 9'8" ·
Main Floor	Kitchen With Eating Area · 14'3" × 8'7" ·
Upper Level	Bedroom · 12'10" × 8'11" ·
Upper Level	Bedroom · 12'3" × 9'5" ·
Upper Level	Kitchen With Eating Area · 15'8" × 9' ·
Upper Level	Bedroom - Primary · 18'4" × 10' ·
Upper Level	Flex Space · 7'7" × 7'4" ·
Lower Level	Kitchenette · 7'1" × 4'10" ·
Lower Level	Bedroom · 9'9" × 9'2" ·
Lower Level	Bedroom · 10'10" × 7'5" ·
Lower Level	Bedroom · 9'6" × 8'3" ·

Lower Level	Bedroom · 13'3" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, Separate Entrance
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1227-13-avenue-sw-calgary-a2349157/

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