1316 15 Avenue SW

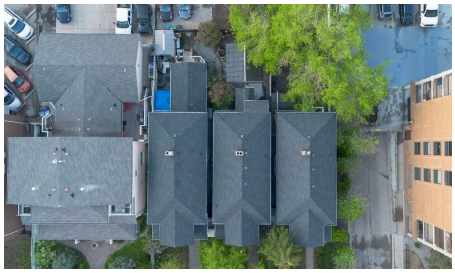
Calgary | Active | MLS® A2310635

$2,250,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1911**	**1,735 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Outstanding opportunity to acquire a fully assembled, mid-block development site in Calgary’s Beltline community. This 9,756 square foot site spans three contiguous lots at 1314, 1316, and 1318 15 Avenue SW and is currently zoned CC-MH (Centre City Multi-Residential High Rise District) under Land Use Bylaw 1P2007. This zoning supports a Floor Area Ratio (FAR) of up to 5.0, allowing for substantial future density in one of Calgary’s most dynamic and walkable urban neighbourhoods. The site is rectangular in shape with approximately 75 feet of frontage along 15 Avenue SW and rear lane access, offering strong development efficiency. Located between 12 Street and 14 Street SW, it enjoys immediate access to key commuter routes including 14 Street, 17 Avenue, and 12 Avenue SW, with nearby transit options enhancing connectivity for future residents or tenants. The property is within walking distance to grocery stores, restaurants, fitness studios, and both downtown and 17th Avenue’s retail corridors-an essential attribute for any successful multi-residential project. The land is improved with three separate structures: two are currently rented out, and the third is used as a professional office space. These improvements generate short-term holding income and provide flexibility for interim commercial or residential uses (subject to City of Calgary approvals). The site’s existing configuration and tenancies reduce carrying costs while future development planning is underway. This valuation reflects comparability to several recent area land transactions, adjusted for location, zoning, and development readiness. No development applications have been submitted to date, providing a clean slate for a custom-built vision. With its location inside the Beltline Area Redevelopment Plan, this parcel benefits from a municipal planning framework that prioritizes high-density residential growth. The CC-MH zoning allows for a wide range of uses and building forms, with potential for further density incentives where community benefit contributions apply. Whether you're a builder, developer, or investor seeking to hold income-producing land in Calgary’s inner core, this offering provides both immediate utility and long-term potential in equal measure.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2310635
Bedrooms	4
Bathrooms	2
Year Built	1911
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,735 sq. ft.
Main Level Finished Area:	873 sq. ft.
Upper Level Finished Area:	862 sq. ft.
Below Grade Finished Area:	745 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1911 (Age: 115)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	A1
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Beltline
Appliances:	Range, Refrigerator
Inclusions:	As is where is
Restrictions:	None Known
Main Floor	Living Room · 15'1" × 11'7" ·
Main Floor	Kitchen · 18'8" × 7'11" ·
Main Floor	Dining Room · 15'3" × 14'1" ·
Main Floor	Office · 14'8" × 10'2" ·
Upper Level	Bedroom - Primary · 17'10" × 14'3" ·
Upper Level	Bedroom · 12'10" × 9'2" ·
Upper Level	Bedroom · 12'4" × 9'2" ·
Upper Level	Den · 12'2" × 8'10" ·
Basement	Game Room · 16'11" × 9'10" ·
Basement	Bedroom · 14'4" × 12'9" ·

Basement	Storage · 9'6" × 3'11" ·
Basement	Furnace/Utility Room · 9'11" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Walking/Bike Paths
Interior Features:	Storage
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	May 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1316-15-avenue-sw-calgary-a2310635/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.