1223 13 Avenue SW
Calgary, Alberta

MLS # A2276019

$859,000

Division:	Beltline		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	**Age:**	1912 (114 yrs old)
Beds:	5	**Baths:**	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	See Remarks	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt, Shingle	**Condo Fee:**	-
Basement:	Other	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Beltline – 2018 Calgary Best #1 Community chosen by Avenue Magazine! Victorian solid home in good shape recent upgrades includes paint and newer windows in bedrooms. Great price for a downtown single family home. This home features fully developed basement. Complete separate entrance for rentals or rent the whole house to a single family. This property is located on a Centre City multi-residential high rise district zoning. Upper features 3 bedroms, 4 piece bath with front porch entrance access. Mainfloor consist of 2 kitchens, an ensuite with full bath. Basement comes with liviing room, bedroom, full bathroom and laundry area.   Total of 5 bedroms and 3 full bath. Currently have tenants in upper @$1550/month with lease ending April 30 2026.   This home features a deck of the front entrance, 5 bedrooms plus den including basement, 2 kitchens, 3 full bath. The zoning can permit home office, rebuild for multi family and much more. Be creative! Close to many amenities and offstreet parking available in the back for 2 vehicles. There are enough room to build a double garage. Fantastic opportunity for investors and/or developers. Zoned as CC-MH. The seller is in the process to apply for the secondary suite. Located in the belt line in the heart of Connaught just off 17th AVE or an easy walk downtown! Call now and be the first to view this beautiful home.