

# \$3,200,000 - 1309 12 Avenue Sw, Calgary

MLS® #A2172778

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

Beltline, Calgary, Alberta

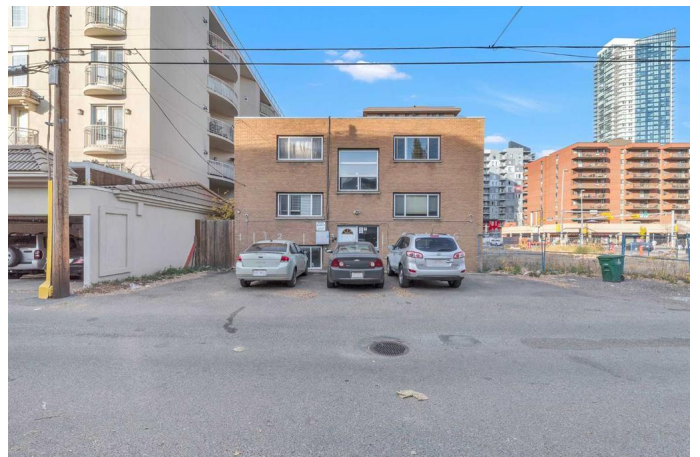
Builders Investors , here is the opportunity to purchase a generating income , 11 suite apartment of large 1 bedrooms, very well taking care of all thru the years , Brick facing building is to desired for , this lot and building of 6500 sq.ft. land use CC-MXH FAR OF 5 FAR CAN BE INCREASED TO 9 FAR WITH APPROVAL FROM CITY PLANNING DEPARTMENT The neighborhood offers a blend of urban charm and vibrant community life, making it an ideal location for both residents and investors. Beltline is recognized for its eclectic mix of shops, restaurants, and cultural venues, attracting a diverse and dynamic population. This property is not only a promising investment but also a chance to be part of Calgary's exciting future.

Built in 1957

## Essential Information

MLS® #	A2172778
Price	\$3,200,000
Bathrooms	0.00
Acres	0.15
Year Built	1957
Type	Commercial
Sub-Type	Multi Family
Status	Active

## Community Information



Address	1309 12 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0P6

### **Amenities**

Parking Spaces	5
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### **Interior**

Heating	Natural Gas, Boiler
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### **Exterior**

Roof	Flat, Tar/Gravel
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### **Additional Information**

Date Listed	October 12th, 2024
Days on Market	222
Zoning	CC-MHX

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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