

1309 12 Avenue SW  
Calgary, Alberta

MLS # A2172778



**\$3,200,000**

Division:	Beltline		
Type:	Commercial/Multi Family		
Style:	-		
Size:	8,651 sq.ft.	Age:	1957 (68 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat, Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	-		

**Inclusions:** 11 STOVES 11 FRIDGES 11 HOOD FANS

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.