

# \$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 COUD BE INCREASED TO 9 FAR WITH APPROVAL FROM CITY PLANNING DEPARTMENT Great location in BELTLINE .Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Call for more details. Property on the corner is for sale , great oppurtinty to purchase both . it will make great development site .

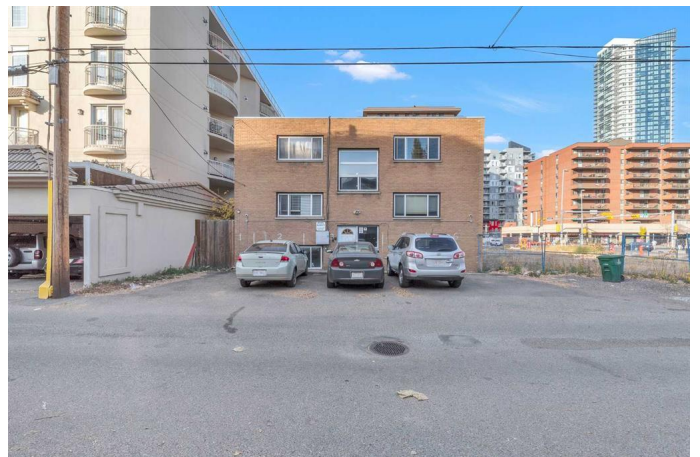
Built in 1969

## Essential Information

MLS® #	A2172778
Price	\$3,200,000
Bathrooms	0.00
Acres	0.15
Year Built	1969
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	11
----------------	----

**Interior**

Heating	Boiler, Natural Gas
---------	---------------------

**Exterior**

Roof	Flat, Tar/Gravel
------	------------------

**Additional Information**

Date Listed	October 12th, 2024
Days on Market	200
Zoning	CC-MHX

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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